



FARMERSVILLE INCREMENT REINVESTMENT ZONE (TIRZ) #1

12:00

June 28th, 2023

City Hall Council Chambers

205 S. Main

Farmersville, TX 75442

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website.
2. Clicking on "GOVERNMENT".
3. Clicking on "AGENDAS AND MINUTES".
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

I. PRELIMINARY MATTERS

- Call to order, roll call, prayer, and pledge of allegiance.
- Announcements

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)

If you wish to address the Farmersville Increment Reinvestment Zone on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Staff before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Farmersville Increment Reinvestment Zone for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Farmersville Increment Reinvestment Zone regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial, or "housekeeping" items required by law. Board members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the TIRZ Board members will consider and act on each item so withdrawn individually.

- A. Meeting Minutes March 8th, 2023, and March 15th, 2023
- B. TIRZ Financial Report April 2023

IV. REGULAR AGENDA

- A. Consider, discuss, and elect President, Vice President, and Treasurer for eventual approval by City Council.
- B. Consider, discuss, and act upon TIRZ project and financial plan.
- C. Consider, discuss, and act upon land acquisition for the Hamilton Street project between Elm Street and West Audie Murphy Parkway (PJ124).
- D. Consider, discuss, and act upon project activity related to the Hamilton Street project (PJ288/PJ289/PJ290) from West Audie Murphy Parkway to Farmersville Parkway.
- E. Consider, discuss, and act upon Farmersville Industrial Park/AFI (PJ291) project plan.

V. EXECUTIVE SESSION

Discussion of Matters Permitted by the Texas Government Code:

- a. **Section 551.087.** Deliberation regarding Economic Development negotiations; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).”

VI. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION

VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDA

VIII. ADJOURNMENT

- No action may be taken on comments received under “Recognition of Visitors”.
- The Board may vote and/or act upon each of the items listed in the Agenda.

The Farmersville Increment Reinvestment Zone reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues,) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information)

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972- 782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said notice was posted June 23rd, 2023, by 12:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Bob Collins/Board Chairman



FARMERSVILLE INCREMENT REINVESTMENT ZONE

Minutes
March 8th, 2023

I. PRELIMINARY MATTERS

- Meeting called to order by Bob Collins at 12:00 p.m.
- Roll call by
Present. Darrell Hale, Mike Goldstein, Bob Collins, and Jim Foy. Also Present: Terry Williams, Council Liaison, Kirk McDaniel with Petty and Associates, Daphne Hamlin City Accountant, and Ben White City Manager.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)

No public comment

III. CONSENT AGENDA

A. Financial Statement January 2023

- Board reviewed Financial Statement
- Motion to accept consent agenda made by Jim Foy
- Seconded by Mike Goldstein
- All in favor

IV. REGULAR AGENDA

A. Consider, discuss, and act upon changes to the TIRZ Bylaws to accommodate the following changes:

- **Move board appointments from their current timing to align with the normal City of Farmersville board appointment period.**
- **Staggering board terms.**

Bob Collins asked Mr. White to discuss changes to Bylaws. Mr. White stated this is an introductory meeting just to discuss changes. The City Council had made recommendations to board appointments on how they are made and how they are staggered. The TIRZ board appointments are currently in January. Consider changing the TIRZ board appointments to the May and June time frame. Keeping it line with other board appointments. Currently there is nothing in Bylaws about staggering board appointments. Mr. White asked the attorney to make those changes in the Bylaws.

Bob Collins stated we have two items to discuss “when TIRZ Board meets” and

"Staggering board terms."

Mike Goldstein asked if adopted would we stagger all the board at once. Mr. White stated the attorney will produce a way to stagger terms and present to the TIRZ Board.

B. Consider, discuss, and act upon a preliminary Tax Increment Zone project list to facilitate a review related to each project's appropriateness, relative priority, scope, and any other project list related matter.

Mr. White stated in the packet is a prioritized list. This is the list that Bob Collins and I worked on that is meaningful and feel it would work for the board. Mr. White stated close to a project plan and financial plan. Mr. White stated will bring the Project Plan and Financial Plan back to the TIRZ board next week for approval.

Mr. White stated we are having this meeting today just to talk about priorities and what the projects consist of. Asking the board to review the document and bring it back next week for approval.

Mr. White stated looking at the list each project has a task description associated with it. Number one on the list is the project and financial plan update.

Jim Foy stated the TIRZ board is operating on the 2012 project and financial plan. But this proposal will replace the original 2012 project and financial plan.

Kirk McDaniel stated that the project plan and financial plan lays out the revenues anticipated to come into the zone and the expenditures authorized to be used. Updated feasibility study based on the growth Farmersville has seen in the last 10 years. Applied growth to the values in the zone today.

Jim Foy asked Kirk McDaniel "you are not looking at individual projects. Kirk McDaniel stated no it is a viable path that is a lot more targeted. Jim Foy so there is no reflection of the projects being economic advances. Mr. White said it looks like we are taking a more conservative approach. Jim Foy asked why do we have a TIRZ. Kirk McDaniel stated it as an incentive tool to attract business throughout the zone. Jim Foy stated we are assuming development will continue as it always has been.

Darrell Hale stated when you take a conservative baseline like this and start doing projects you can see what impact you are having. Jim Foy asked what projects the TIRZ board would be doing otherwise the city would not be doing with the same tax money. Mr. White stated one project that could be considered is the Hamilton Street project. Farmersville Landing is a development on the west side. If this project is done there is a lot of economic development that will occur. The only thing we are considering now is ad valorem impact. Not looking at sales tax impact.

Mr. White stated the approach we have taken there would not be any real investment in the money seen in the revenue. It would be a bonded situation where the ad valorem would return enough to pay on bond and not take out of the revenue stream.

Darrell Hale stated there is not a lot of benefit to the city due to the city is 100% TIRZ. As the TIRZ grows there is going to be a need for fire and police protection that the city is subsidizing.

Mr. White stated the second project on the list is a transfer from TIRZ to the General Fund to try to help support Fire and Police. Jim Foy, we have been doing that at 40K. Darrell Hale stated set it a certain percentage. Jim Foy said his main concern is the TIRZ Board will have two million dollars and we do not need to be sitting on this money. We need to be using it. Jim Foy stated he was not aware that the TIRZ Board can set the transfer at a percentage of revenue to the city. Mr. White stated that he does a calculation and suggested adjusting the transfer from \$40k to 60k. Darrell Hale stated would it be appropriate to do a percentage of the ad valorem we plan on distributing 10% fixed amount.

Mr. White stated project 261, yearly support for emergency service within the zone the TIRZ area is a sizable part of the land mass, 25% and highest growth area is in the TIRZ district. The city does not get any ad valorem increase. A fully developed area can only be included if built out. Calculated 16% would equate to \$224k. This is just a starting point. Darrell Hale said it would be easier just to calculate a percentage of the ad valorem. Jim Foy stated 16% of the population is in the TIRZ area. Mr. White said yes correct in Camden. Jim Foy asked if the calculation is \$224k why are you only asking for \$60k. Mr. White stated he is trying to be conservative. Jim Foy stated it makes sense that transferring to the General Fund to help support the Fire and Police service in that area. Darrell Hale asked do we have a percentage of calls for service in that area. Mr. White, I cannot tell you the percentage, but it is a heavy burden. A lot of increase due to Lexington in the TIRZ area. On the police side would be the apartment units. Jim Foy stated he agrees with the percentage. 10% of the increase in value. Kirk McDaniel stated statute does allow to fund municipal services not sure you can do a flat 10% need some type of analysis. Most common calculation used is the value of the zone compared to the city overall value. Mr. White stated using the calculation we have currently or 10% whichever is less to decide the transfer for municipal services to the General Fund.

Mr. White said going down the list of projects. The highest rated street projects are related to Hamilton Street. Balance of the street projects will take years before we get to it. Other projects Farmerville Landing development west side. Towne Centre Planning. Participation throughfare and land use plan. Prairie Dog development on the East side. Development slowed down due to economic instability. Farmersville Landing and Prairie Dog no cost to TIRZ. Mr. Foy asked for a copy of the project list with the cost associated with the project. Darrell Hale asked what the bonding ability is. Mr. White stated he would like to bring that back to the next meeting.

Mr. White asked if TIRZ Board would like to see "go after all the street projects and bond or pay cash". Bob Collins would like to see a cash analysis.

Bob Collins requested to make a recommendation to City Council to update the project plan every 5 years.

TIRZ Board recommended to send project list to the City Council for approval.

I. ADJOURNMENT

Meeting adjourned at 1:36

Chairperson/Bob Collins



FARMERSVILLE INCREMENT REINVESTMENT ZONE

Minutes
March 15th, 2023

I. PRELIMINARY MATTERS

- Meeting called to order by Bob Collins at 12:00 p.m.
- Roll call
Present. Darrell Hale, Mike Goldstein, and Bob Collins. Also Present: Mike Henry, Council Liaison, Kirk McDaniel with Petty and Associates, Larry Tucker EDC, Fire Chief Massey, Lt. Gonzales, Assistant City Manager Mike Sullivan, Daphne Hamlin City Accountant, and Ben White City Manager.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)

No public comments

III. REGULAR AGENDA

A. Consider, discuss, and act upon changes to the TIRZ Bylaws to accommodate the following changes:

- Move board appointments from their current timing to align with the normal City of Farmersville board appointment period.
- Staggering board terms.
- Meeting requirements
 - Motion to approve TIRZ Bylaws as written made by Darrell Hale
 - Seconded by Mike Goldstein
 - All in Favor

Consider, discuss, and act upon a final Tax Increment Zone project and financial plan:

Mr. White updated the TIRZ Board on the bond ability. Hilltop securities our bond advisory said with 17 years left the TIRZ Board could go up to 7.56 million. Mr. White suggested going forward with the top-rated projects. Plan it in such a way that it does not go into a bonding ability. The other side would be is there any reason to go after any of the street projects. Is there a company moving in, or economic reason like Towne Centre. Not seeing any compelling reason other than to begin projects. Mr. White said he reviewed the project plan and looked at it as cash projects and spread out over a few years. First Street project

Hamilton Street construction not to take on all at once grab the land on the southside to secure the realignment.

Mr. White spoke on the transfers to the General Fund with the calculations agreed in the last meeting transfer into the General Fund will be \$144k. Mr. White said the calls for service to Lexington currently at 15%. This is the second priority on the project list.

Mr. White said the first street construction is on the south side of Highway 380. If we are going to a cash only basis not to take it all on at once but try to secure the land for the Hamilton realignment. Work on the north side of Hamilton that has more traffic.

Mr. White discussed Farmersville Landing. This is an economic development project with a lot of planning up front. Towne Centre planning is another small project. Gives us the planning effort with all the planning around throughfare/land use planning in that area. This will be a real asset to our downtown area. Next project would be Prairie Dog another important economic development with little cost associated with it.

Mr. White said if TIRZ Board works on the Hamilton Street projects over a 3–4-year period using cash on hand rather than going for a bond and paying on the interest every year. Darrell Hale said don't believe you would be paying that much in interest considering you have municipal costs going up 10% year. Gaining value by trading interest with inflation by doing it upfront plus gaining value in property and raising money into the TIRZ. Bob Collins likes the thought process of Darrell Hale.

Mr. White asked if that is the direction the TIRZ Board wants to go. If we focus on Project 295 down to Project 288. What we can do is pick up all the Hamilton Street Projects (4 sections). Buy the land to the south and secure it. The cost of all Hamilton Street projects is 3.3 million. Darrell Hale said to do the planning and services through the TIRZ funds and bonding for the streets.

Bob Collins asked for a restructured project list and presented it to City Council. Bob Collins said that wants to complete the Hamilton Street Project all the way to Audie Murphy.

Bob Collins asked to look at Jim Foys comments. Kirk McDaniel responded to Jim Foy's question about a dollar amount of 48.5 million will fill in when final plan approved by City Council. Page 14 note total amount of municipal services cost Jim foy does have a fair point the amount listed is for one year transfer into the general fund from the TIRZ Fund. TIRZ Board could increase that amount under the statute, you do not have to amend the plan for the transfers. Page 33 comment some of the questions refer to specific projects would have to refer to Mr. White and team. Jim Foy would like Raymond to include the part to water street about panel on Welch Drive city has already begun panel replacement so the cost will go down. There are a few panels left to be done.


Jim Foy is correct need to make an update in cost. What we are looking at now are priorities. Estimates will come later. Page 41 already discussed. Page 59 East-West project on Farmersville Parkway, details of the task descriptor need to be updated.

- Motion made by Darrell Hale to approve Capital Improvement Plan to City Council for consideration with vocalized amendments.
- Seconded by Mike Goldstein
- All in favor

ADJOURNMENT

Meeting adjourned at 1:13

Chairperson/Bob Collins



TIRZ
April 2023
Financial Budget Report

Daphne Hamlin
d.hamlin@farmersvilletx.com

TIRZ
April 2023

Statement Balance 03-31-2023	\$38,854.52
Deposits:	\$-
 Cking Int CBTX 3.04%	\$89.42
Statement balance 04-28-2023	\$38,943.94

Outstanding Transactions

Balance	\$38,943.94
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TIRZ
Cumulative Income Statement
For the 12 Months Ended, September 30, 2023

	FY 2023	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance														
Deposits		\$77,944.72	\$77,951.34	\$65,729.71	\$65,735.11	\$65,740.87	\$38,755.77	\$ 38,854.52						
Ad Valorem Tax Collection	\$982,015.00													
County Tax Collection	\$114,289.00													
Prior year reimbursement			\$(12,227.10)											
Interest Income cking	\$4,500.00	\$6.62	\$5.47	\$5.40	\$5.76	\$102.41	\$98.75	\$ 89.42						\$313.83
Texpool Interest	\$2,633.32	\$2,633.32	\$3,144.69	\$3,562.15	\$3,843.74	\$3,693.45	\$4,205.15	\$ 5,744.74						\$26,857.24
Total Revenue	\$1,100,804.00	\$77,951.34	\$65,729.71	\$65,735.11	\$65,740.87	\$65,843.28	\$38,854.52	\$38,943.94	\$-	\$-	\$-	\$-	\$-	\$27,171.07
Expenses:														
Administration	\$2,000.00													
Meeting Expenses	\$2,000.00													
Dues/School/Travel	\$5,000.00													\$-
Office Supplies														\$-
Legal Service	\$12,500.00													\$-
Debt Service														
Interest Payment (PJ116)	\$52,675.00													\$26,337.51
Principal Payment (PJ116)	\$70,000.00													\$750.00
Directive Business Incentives														
Total Expenditures	\$144,175.00	\$-	\$-	\$-	\$-	\$27,087.51	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$27,087.51
Revenue vs Expenditures														\$84
From Reserves	\$18,412													
Ending Bank Balance		\$77,951.34	\$65,729.71	\$65,735.11	\$65,740.87	\$38,755.77	\$38,854.52	\$38,943.94						
Texpool Balance		\$1,059,656.35	\$1,062,701.04	\$1,066,293.19	\$1,070,136.96	\$1,073,830.38	\$1,078,035.53	\$2,108,731.14						
Total Available Funds		\$1,137,607.69	\$1,128,430.75	\$1,132,028.30	\$1,135,877.83	\$1,112,686.15	\$1,116,890.05	\$2,147,675.08						