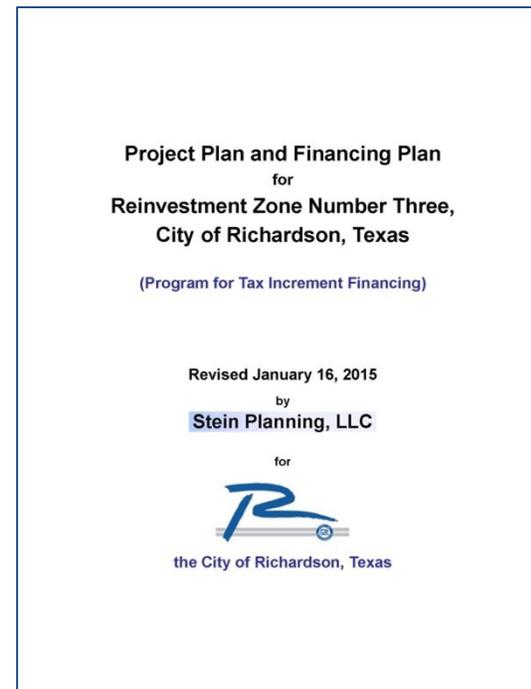


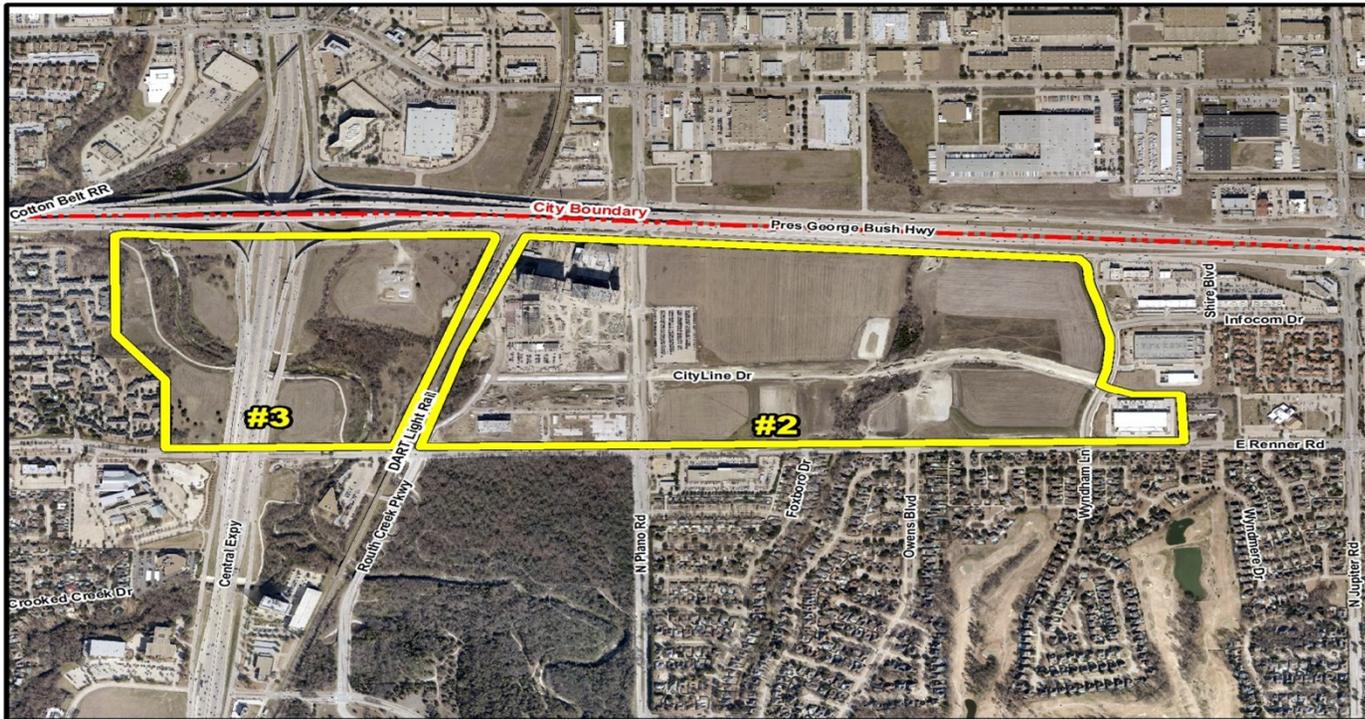
# City of Richardson Tax Increment Financing Reinvestment Zone #3

## Bush Turnpike/75 Development Infrastructure Support Strategy

City of Richardson, Texas  
Collin County TIRZ Application



# Bush Turnpike/US 75 TIF Zone History: Sister TIF Zones #2 & #3



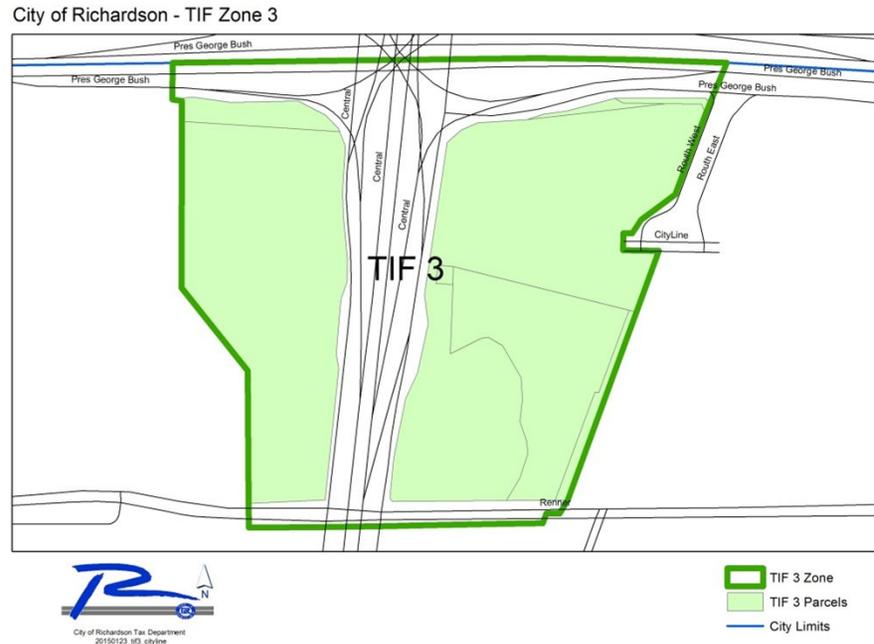
**TIF Zone #2 & #3 Aerial Map**

Updated By: shacklett; Update Date: January 27, 2015  
File: DS\Mapping\Staff\CMO\TIF District\TIF Zone #2 & #3 Aerial.mxd



- TIF Zone #2 and #3 created at same time in November, 2011
- County entered into TIF #2 participation agmt in May 2013
- City is seeking County participation in TIF Zone #3
  - City waited to approach County until a Master Developer was finalized and development plans were more realistic

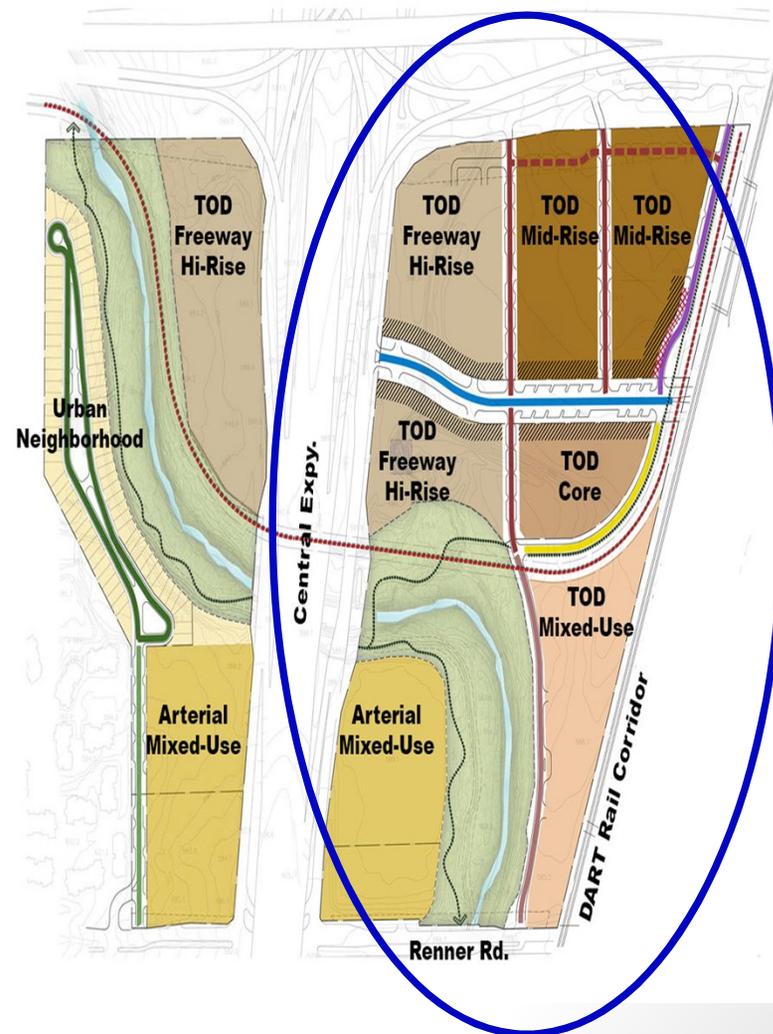
# TIF #3 Status



- Prior TIF #3 Action:
  - November 2011: Ordinance creating the TIRZ and approving the Preliminary Project and Financing Plan
- Current Status
  - February 2015 - City Adopted Final Project & Financing Plan
  - Same terms as TIF Zone #2

# Development Update

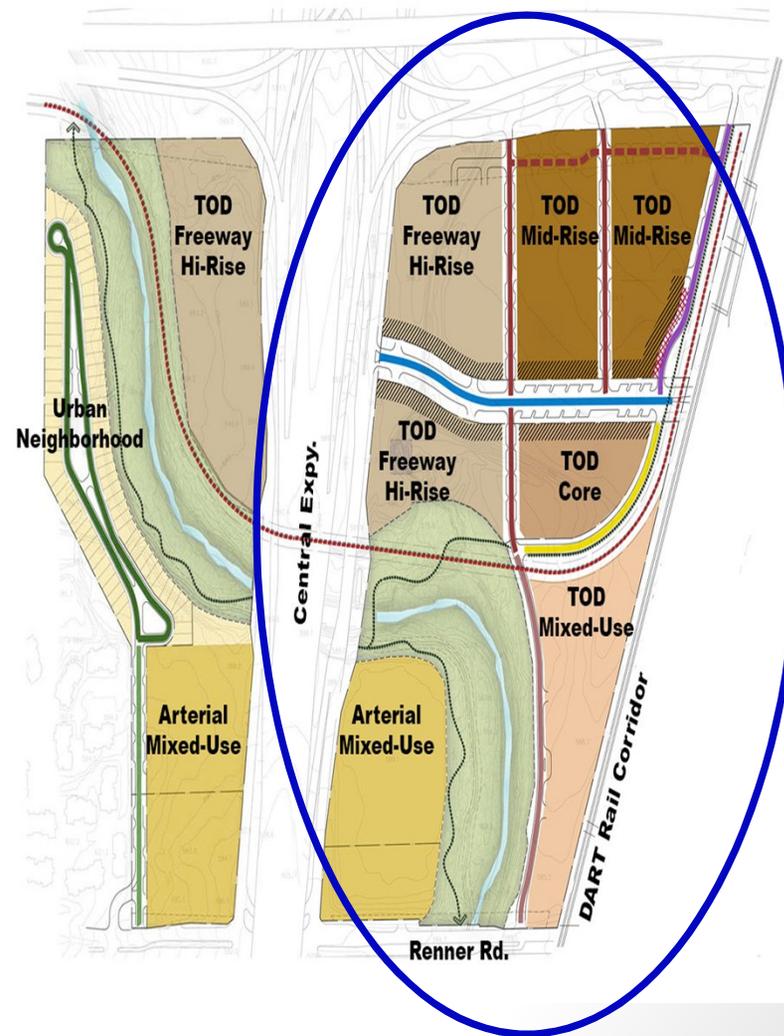
- Development Group, BC Station Partners purchased 54 acres east of US 75 in March 2015
- City will construct CityLine Drive
  - 80% Funded by Grant
  - 20% Developer financed & reimbursed through TIF
- Estimate that all TIF required Infrastructure complete by 2019
- Developer will sell parcels for individual development/ownership



# Development Update

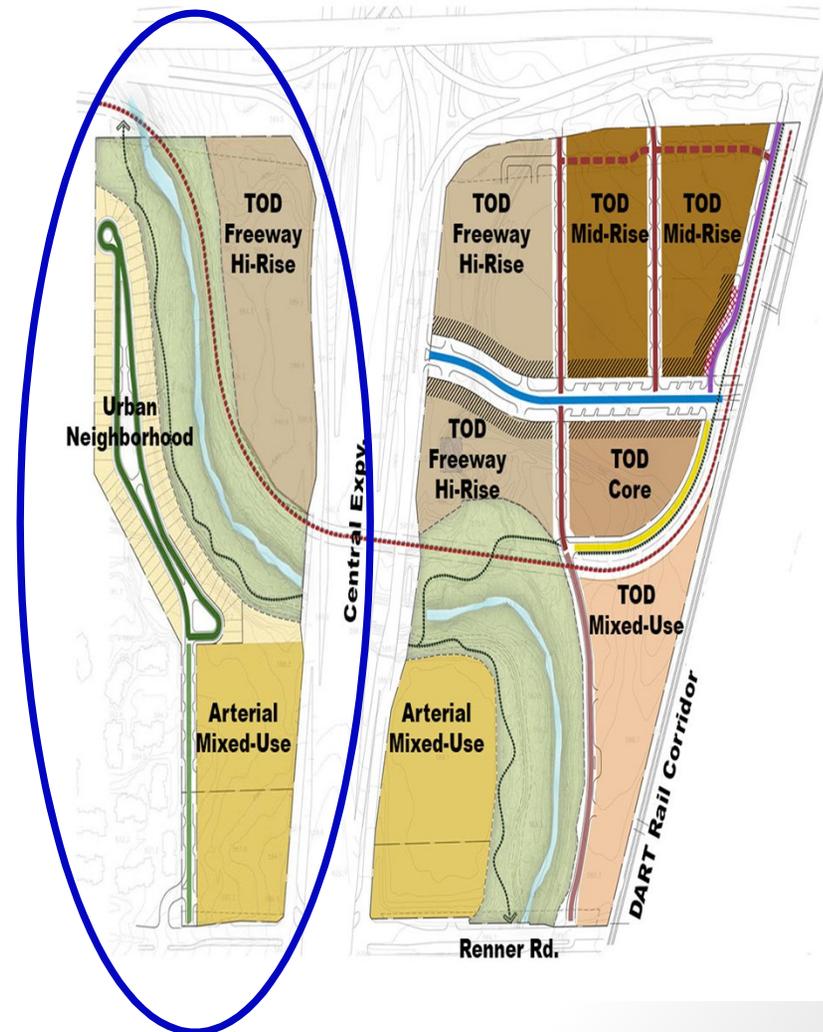
- Anticipated east area development schedule contains 2.8 million s.f. of mixed use (Schedule 5)

Anticipated Uses	Year	Gross Floor Area
Multi-family res/retail	2017	389,395
Multi-family res/retail	2018	366,480
Office/hotel	2018	500,000
Multi-family res	2019	240,000
Multi-family res./retail	2019	315,000
Office/hotel/retail	2019	500,000
Office/retail	2019	500,000
<b>Total</b>		<b>2,810,875</b>



# Development Update

- Plans for 31 acre West area of TIF #3 has not changed since 2011 Preliminary Project and Financing Plan



# Updated Project Plan and Financing Plan

- Prepared for City by Stein Planning LLC, Mark Stein
- Project Plan & Financing Plan for TIF #3
- Report Features:
  - Narrative of TIF method & features
  - Summary of forecasted values
  - Key development scenario timetable and taxable values
  - Key infrastructure cost elements and timetable for implementation
  - Zone map graphics
  - Likely taxable revenue generation and allocations for TIF Zone and participating taxing entities
  - Compliant with Texas Tax Code Chapter 311 for TIF preparation

**Stein**  
Planning, LLC

**Project Plan and Financing Plan**  
for  
**Reinvestment Zone Number Three,**  
**City of Richardson, Texas**

(Program for Tax Increment Financing)

Revised January 16, 2015

by  
**Stein Planning, LLC**

for  
  
the City of Richardson, Texas

# TIF #3: Project Plan Base Features

- 2011 as Base Tax Year
- 25-year TIRZ (2012 – 2036)
- Real Property Tax Only – Not Business Personal Property Tax or Sales Tax or Hotel/Motel Tax
- City of Richardson Real Property Tax Rate Participation:
  - 2/3 of Property Tax Rate
- Collin County Real Property Tax Rate Participation (proposed):
  - 1/2 of Property Tax Rate
  - Participation for remaining 22 yrs

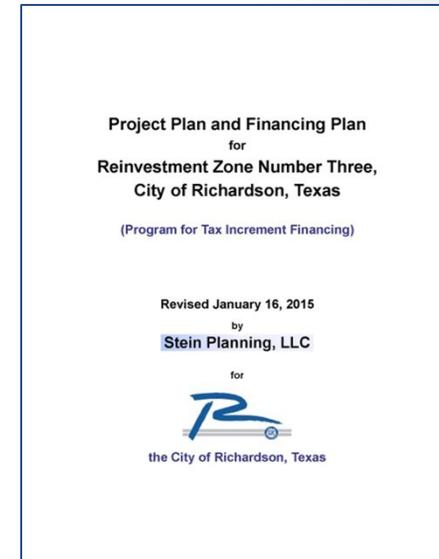
	City	Collin Co.
For TIF	67% \$0.42346	50% \$0.11250
For General Fund (during TIF)	33% \$0.2117	50% \$0.11250
Total	100% \$0.63516	100% \$0.2250

# TIF #3: Plan Highlights

- Schedule 1 & 4
  - About 89 acres
  - Taxable Values (in million \$'s)

Year	Taxable Value
2011 Base Yr	\$10.6
2014 Current Yr	\$16.7
Estimated 2036	\$607.1

- Schedule 5
  - 3.7 million s.f. of planned development (\$437 million in estimated initial market value)
    - East Area: 2.8 million s.f.
    - West Area: 0.9 million s.f.



# TIF #3: Plan Highlights

- Schedule 6
  - Schedule of TIF Project Costs

	TIF Costs	Non-project Costs/Grant	Total Costs
East Area			
Improvements	\$49,157,718	\$2,092,184	\$51,249,902
Administration	736,716	0	736,716
Total East Area	49,894,434	2,092,184	51,986,618
West Area			
Improvements	6,574,740	0	6,574,740
Administration	430,199		430,199
Total West Area	7,004,939	0	7,004,939
Total TIF Costs	\$56,899,373	\$2,092,184	\$58,991,557

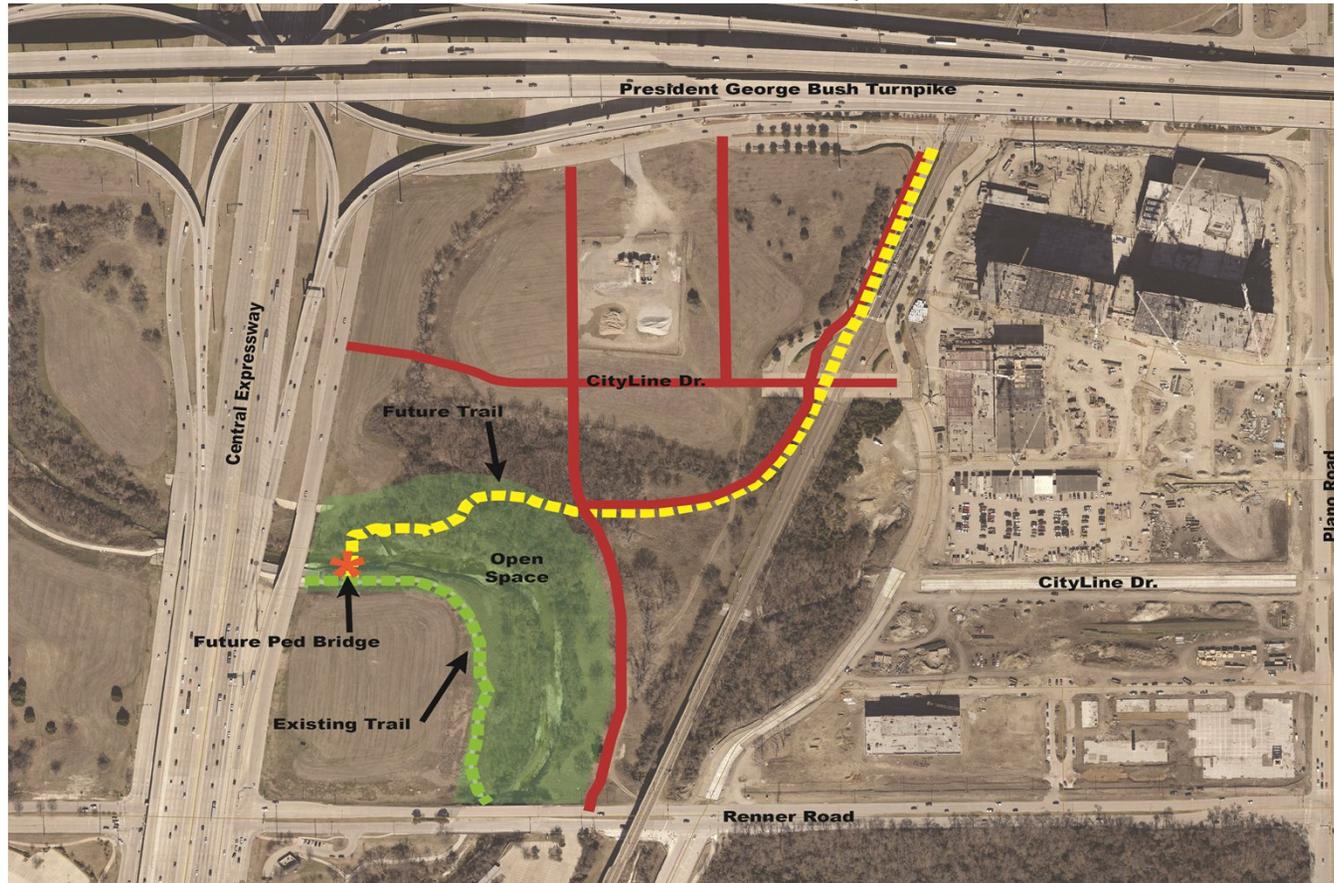
# TIF #3 – Project Specific Categories

(In \$1,000's)

Project Specific Categories	Collin Co. Estimate	City Estimate	Total Cost Estimate
Land Acquisition Costs (Roads/Open sp)	\$1,785	\$78	\$1,863
Road Infrastructure	6,179	0	6,179
Sidewalks/Landscaping	375	4,541	4,916
Open Space – Parks/Trails	2,353	0	2,353
Storm Water Drainage	505	0	505
Electrical/Water/Sewer	0	5,733	5,733
Parking Garages	0	24,000	24,000
Engineering/Contingency/Design	2,004	8,072	10,076
Sub-Total Infrastructure	\$13,201	\$42,424	\$55,625
City TIF Administration/Studies	0	1,274	1,274
Financing Costs (5% if applicable)	0	0	0
Grand Total	\$13,201	\$43,698	\$56,899

# TIF #3 Project Specific Categories

(Area East of US 75)



Collin County Project Specific Categories for the 54 acres East of US 75 include:

- **Red** – New Road Network
- **Yellow** – New Trail with Pedestrian Bridge
- **Green** – Existing Trail and future open space around Spring Creek

# TIF #3: Plan Highlights

- Estimated Revenue To TIF Fund (Schedules 1, 2, & 3)
  - Total Revenue to TIF Fund (in millions)

Sources	Amount
City of Richardson (66.67%)	\$39.5
Collin County (50%)	\$11.1
Total (Yrs 1-25)	\$50.6

- Estimated Revenue Retained by City/County (Sch. 1, 2, & 3)
  - Total Revenue Retained (in million \$'s)

Sources	City	County
Property Tax – Real	\$ 21.4	\$ 11.7
Property Tax – BPP	4.2	2.4
Sales Tax	5.7	0
Total (Yrs 1-25)	\$ 31.3	\$ 14.1

# Interlocal Agreement With Collin County

- Same agreement as was used in TIRZ #2 for the State Farm area
- County will only participate in Project Specific Categories allowed by County's policy
- Requires that the County participation at 50% is capped at \$13.2 million

# Development Agreement

- TIF Agreement for 54 Acres on East Side
  - BC Station Partners – Master developer
  - BCP TIF LLC – Subsidiary to Administer TIF Payments
- Right of assignment to lenders providing financing for Infrastructure
- Obligation to complete infrastructure by January 1, 2019
- Begin development of open space/parks elements within 12 months of first building permit and complete in 18 months
  - Trails, Pedestrian bridge, creek drainage
- Fronted Capital by developers – TIF as Reimbursement only
  - Reimbursement payments made for infrastructure components as elements are accepted by City
  - No TIF Bonded Debt
  - Payment of 5% interest on unpaid balance, if applicable
  - TIF payments terminate when paid or at end of TIF Zone

# Participation Status

- February 4, 2015 TIF Board Approved
- February 9, 2015 City Council Worksession Briefing, Public Hearing & City Council Approval
- Fall 2015 Seeking Collin County Participation in an Interlocal Agreement