

City of Sachse & Collin County TIRZ No. 3 Partnership

Collin County Commissioners Court

November 15, 2021



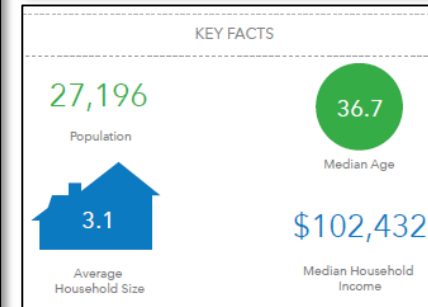
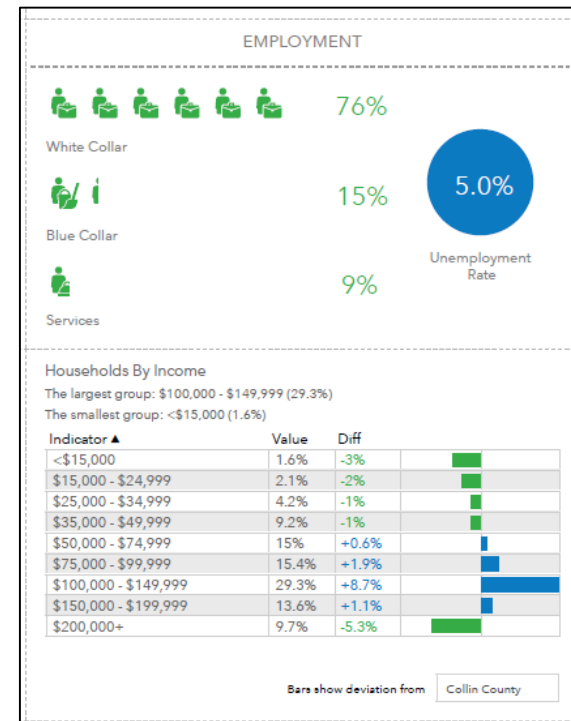
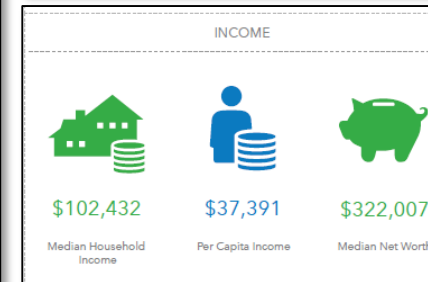
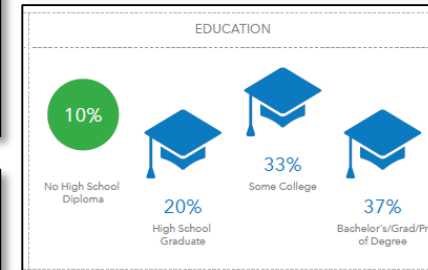
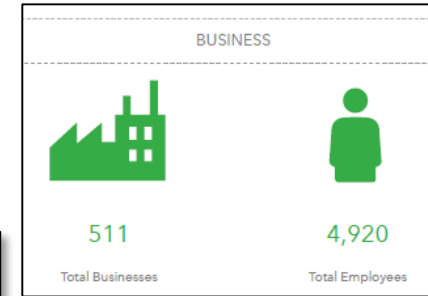
Presentation Overview

- Sachse Context
- SH 78 Corridor
- Adopted plans supporting commercial development
- Development and redevelopment opportunities
- Partnership opportunity between Sachse and Collin County
- Next Steps



Sachse Context

- Market conditions
 - Sachse Primary Trade Area PTA contains over 73,745 households
 - 5.5-mile ring, 13-minute drive time
 - Population of 224,149
- City responsive to the wants and needs of the community
 - Understand consumer characteristics
- Utilize demographic information to make informed decisions about development
- Awareness and mindful consideration of City buildout



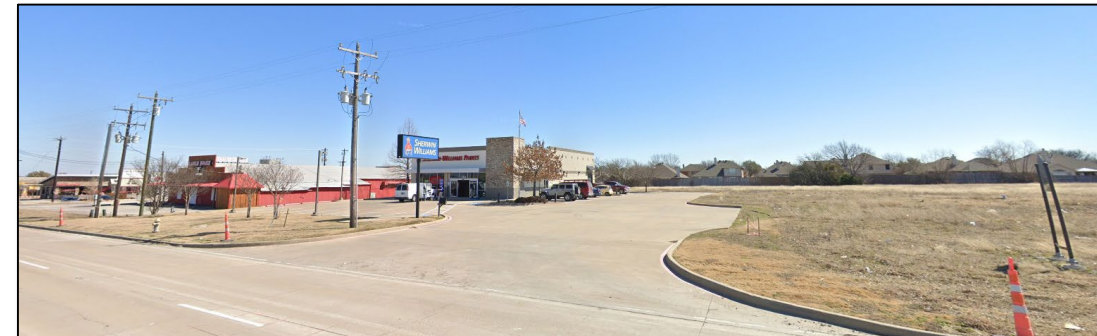
SH 78 Corridor

- Regional gateway into Collin County (Wylie) from Dallas County (Garland)
- Major primary arterial thoroughfare
 - Good mobility and accessibility into Sachse from neighboring markets
 - FM 544 to north
 - PGBT to south
- 45,000+ Average Daily Traffic (ADT) along SH 78

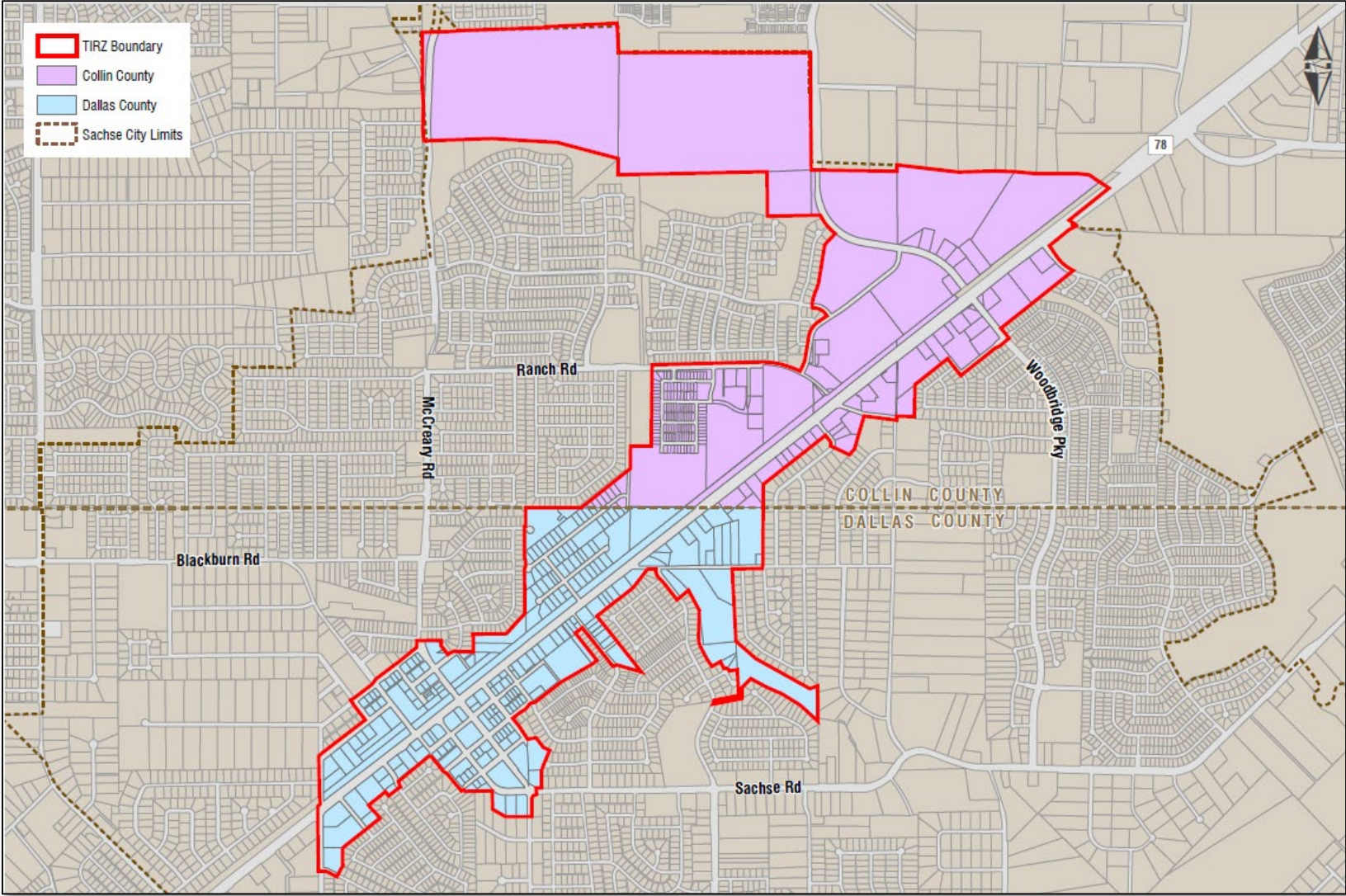


SH 78 Corridor Challenges

- Aesthetic Issues
- Not currently getting “highest and best use” out of key properties
 - Nonconforming uses
 - Significant amount of undeveloped and/or underdeveloped parcels
- Land costs
- West side of SH 78 effectively cut-off from commercial development due to railroad
 - Intersection improvements needed at railroad crossings
- Environmental remediation needs

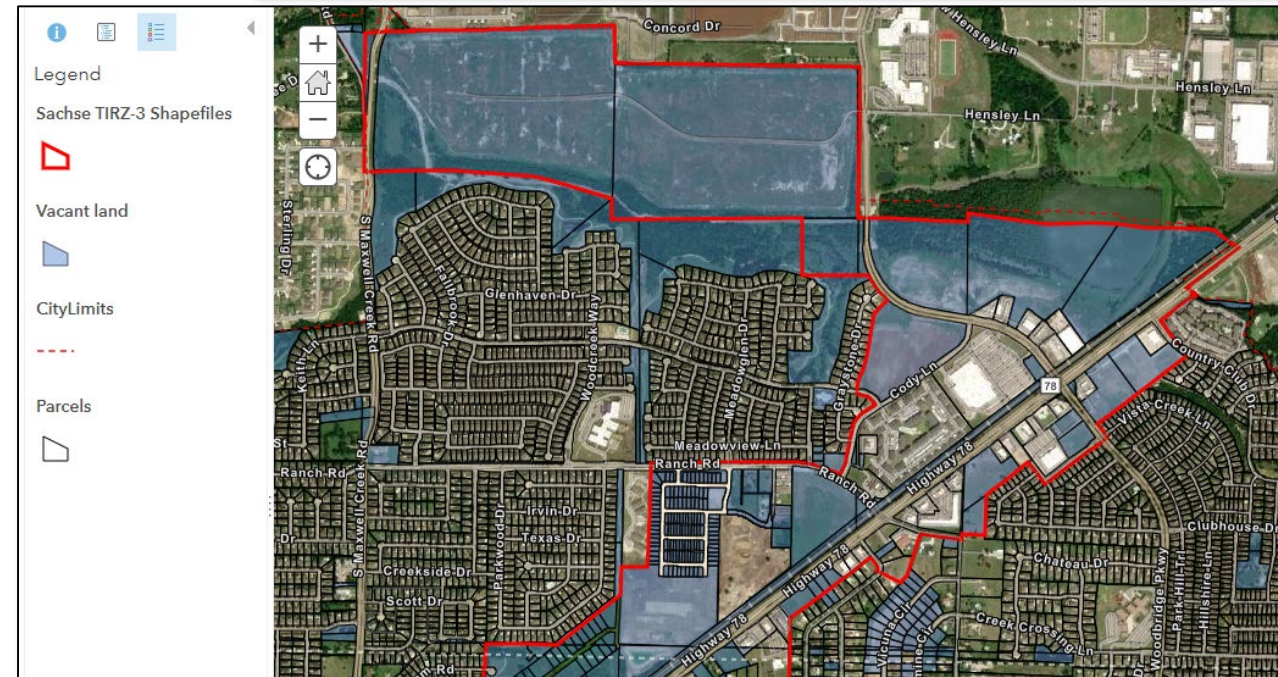


TIRZ No. 3 Boundary



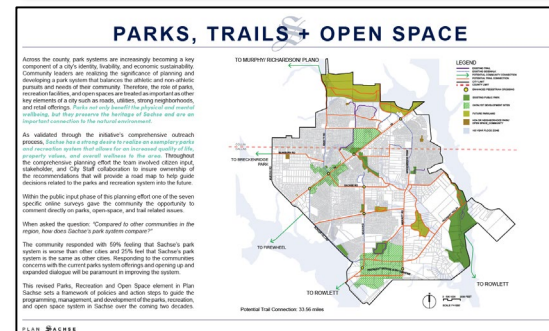
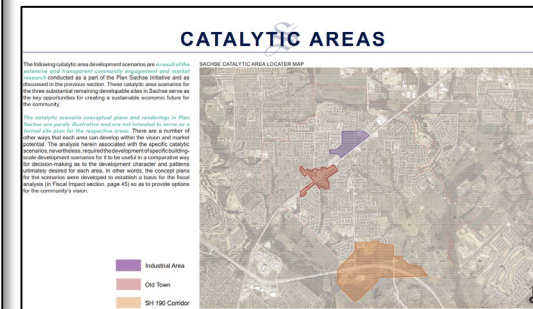
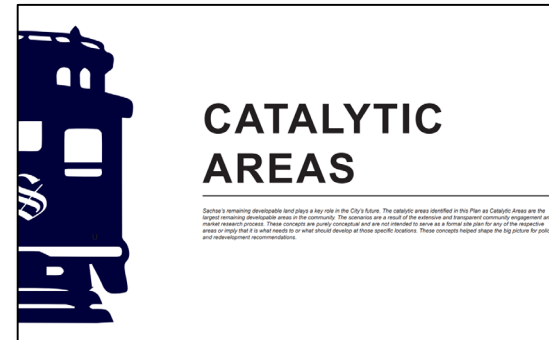
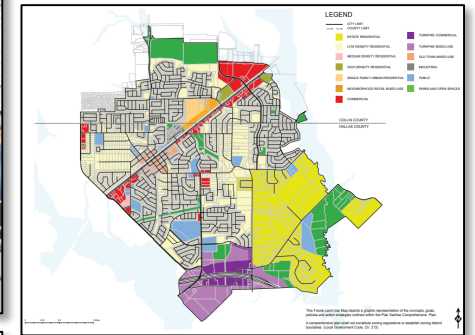
Developable Land in Collin County

- Collin County portion of proposed TIRZ No. 3 largely undeveloped or underdeveloped
- Property tax valuation to dramatically increase from base year (2021) with future development
 - Seeking to capitalize on current ad valorem base value to capture incremental increase



City of Sachse Comprehensive Plan

- Adopted 2017
- Strategic framework guiding future development
- Targets key areas for development and redevelopment
- Contemplates primarily commercial uses along the SH 78 corridor
- Zoning compatible with the adopted future land use plan



Identified Collin County TIRZ No. 3 Projects

Vacant or Underutilized Sites/Buildings

- Environmental remediation
- Façade improvements
- Interior/exterior demolition (remediation of asbestos, lead paint, other contaminants)
- Street, utility and streetscape improvements
 - Paving, utility infrastructure upgrades/relocation, lighting improvements, burial of overhead lines, sidewalk improvements, intersection improvements
- Drainage studies/improvements
- Floodplain reclamation
- Land acquisition
 - Properties needed for pedestrian safety and accessibility, or transportation circulation
 - Key development sites
 - Public parking
 - Catalyst project
 - Land or rights to land obtained for redevelopment project in accordance with a development agreement



Identified Collin County TIRZ No. 3 Projects, Cont.

Public Improvements

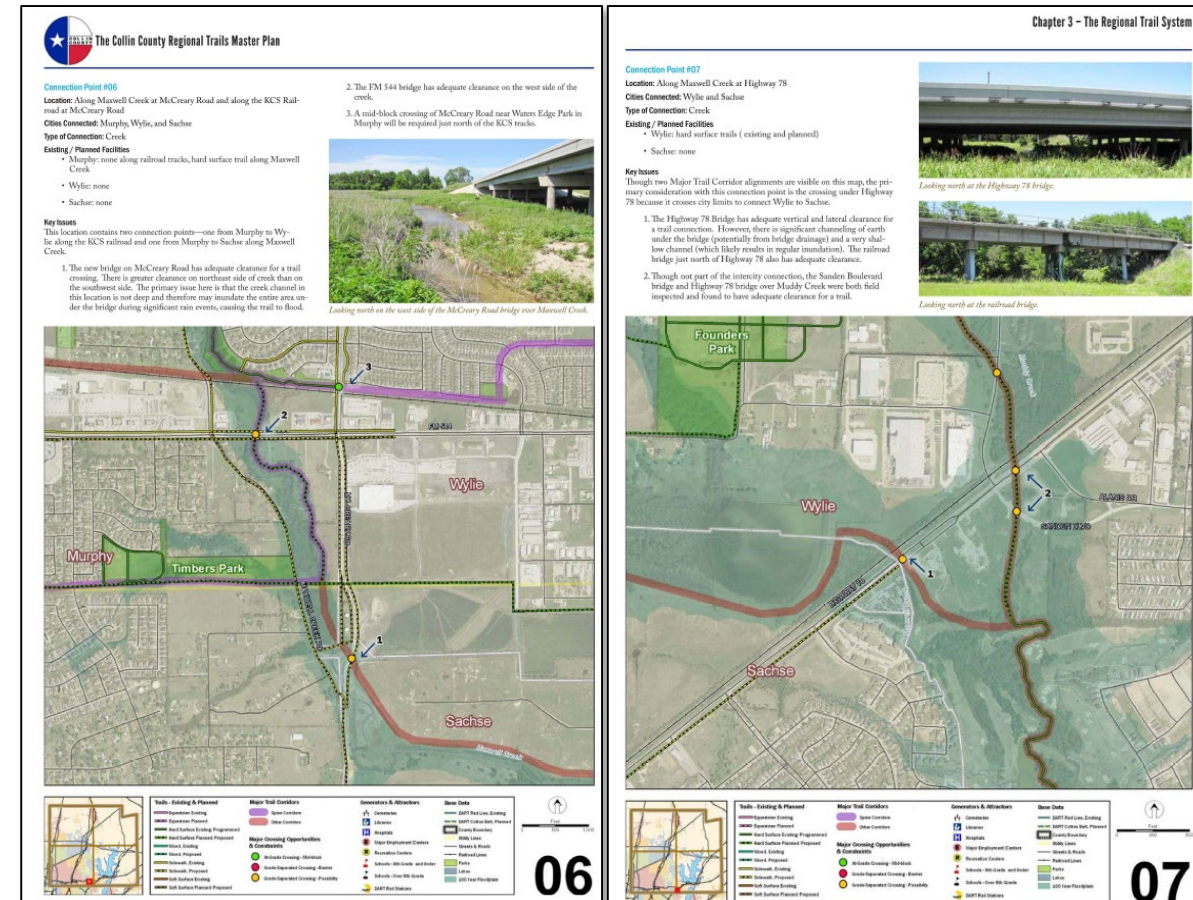
- Water, Sewer, Drainage, Intersection
- CIP Rehabilitation

Catalyst Projects

- Parking facilities
- Development of new buildings (or redevelopment of existing buildings)
 - Major employment center
 - Office, retail, restaurant and entertainment uses
 - Mixed-use commercial/retail buildings

Other Projects

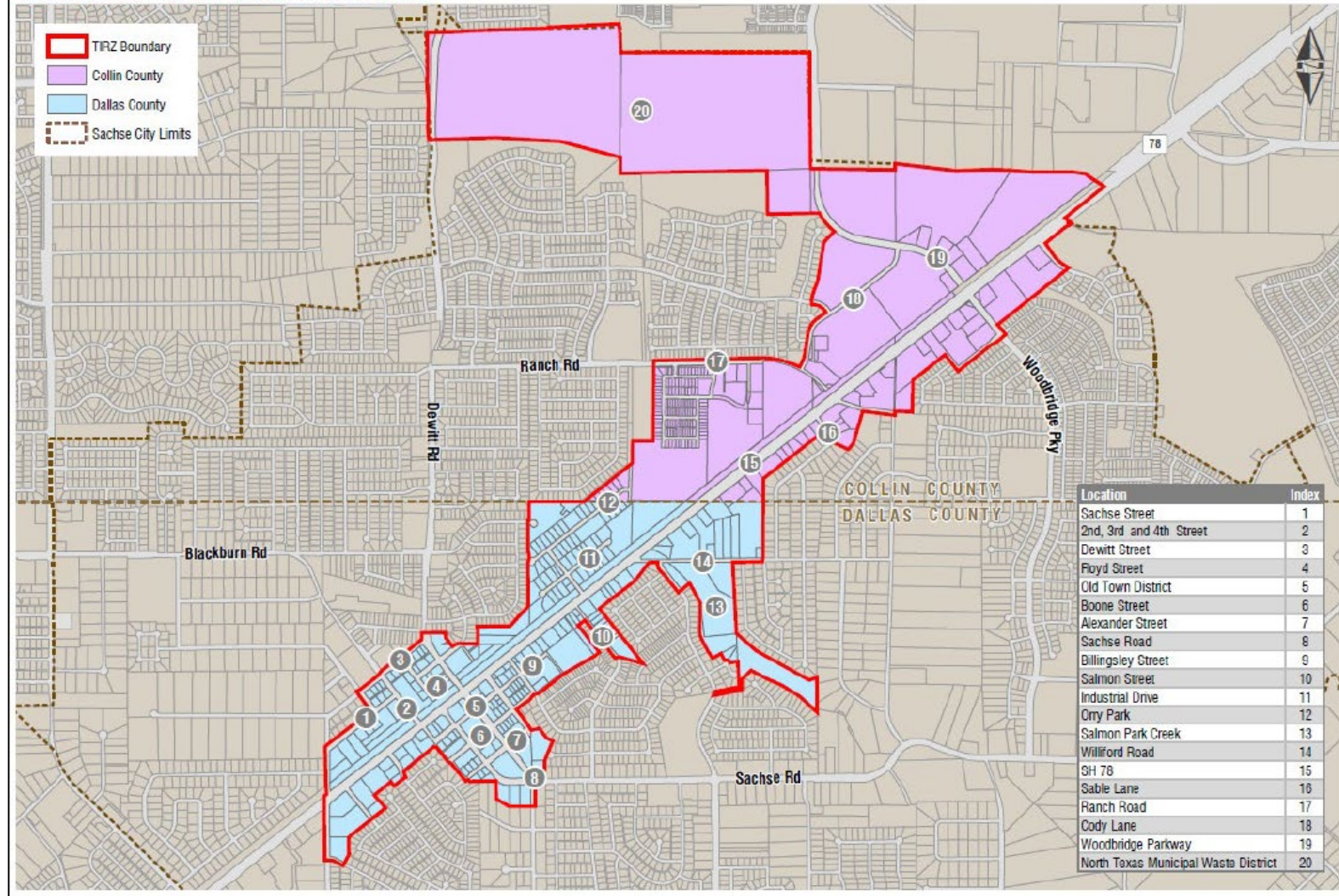
- Wayfinding Sign System Master Plan & implementation
- Parks, Trails and Open Space
- Public-owned property restoration, maintenance, beautification



Location of TIRZ No. 3 Public Improvements

Public Improvement	Location	County	Estimated Cost
Streets	Ranch Road	Collin	\$ 750,000
Streets	Woodbridge Parkway	Collin	\$ 750,000
Sewer	Williford Road	Collin	\$ 400,000
Sewer	Salmon Street	Dallas	\$ 500,000
Sewer	Salmon Street	Dallas	\$ 350,000
Sewer	SH 78	Dallas	\$ 175,000
Sewer	SH 78	Dallas	\$ 200,000
Sewer	SH 78	Dallas	\$ 250,000
Water	Sable Lane	Collin	\$ 200,000
Water	Industrial Drive	Dallas	\$ 750,000
Drainage	Salmon Park Creek	Dallas	\$ 500,000
Drainage	SH 78	Dallas	\$ 1,500,000
Drainage	Orry Park	Dallas	\$ 4,500,000
Drainage	Woodbridge Parkway	Collin	\$ 250,000
Streets	Sachse Street	Dallas	\$ 4,000,000
Streets	Dewitt Street	Dallas	\$ 3,000,000
Streets	Floyd Street	Dallas	\$ 750,000
Streets	Industrial Drive	Dallas	\$ 2,500,000
Streets	2nd, 3rd and 4th Street	Dallas	\$ 3,250,000
Streets	Billingsley Street	Dallas	\$ 3,000,000
Streets	Boone Street	Dallas	\$ 2,000,000
Streets	Alexander Street	Dallas	\$ 750,000
Streets	Sachse Road	Dallas	\$ 2,500,000
Parking	Old Town District	Dallas	\$ 5,000,000
Economic Development Grants	Old Town District, SH 78, NWC SH 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway	Dallas/Collin	\$ 8,000,000
Environmental	Old Town District, SH 78	Dallas/Collin	\$ 2,000,000
Façade Improvements	Old Town District, SH 78	Dallas/Collin	\$ 5,000,000
Environmental	Old Town District, SH 78	Dallas/Collin	\$ 3,000,000
Land Acquisition	Old Town District, SH 78, NWC Hwy 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway	Dallas/Collin	\$ 10,000,000
Landscaping Improvements	Old Town District, SH 78, Ranch Road, Cody Lane	Dallas/Collin	See Above
Drainage	Old Town District, SH 78, Woodbridge Parkway, Salmon Park	Dallas/Collin	\$ 500,000
Drainage	Orry Park area, Woodbridge Parkway, Old Town District, Salmon Park	Dallas/Collin	\$ 3,000,000
Professional Services	N/A	Dallas/Collin	\$ 2,000,000
Parks and Open Space	NTMWD property	Collin	\$ 5,000,000
Landscaping Improvements	SH 78	Dallas/Collin	\$ 3,000,000
Public Improvements Subtotal			\$ 79,325,000
Administrative Costs			\$ 405,681
Total Project Costs			\$ 79,730,681

OVERVIEW MAP: TIRZ #3 - PUBLIC IMPROVEMENTS



TIRZ No. 3

Assumptions

- City participation: 50%
- Collin County participation: 50%

Acreage

- 799.31 Acres

Base Taxable Value

- \$238.4 million

Term

- 2021-2051

Percent of city's real property value

- Statutory Maximum – 50%
- TIRZ No. 3 – 8.76%*

*Entire TIRZ #3 boundary

Percent of Zone considered residential

- Statutory Maximum – 30%
- TIRZ No. 3 – 11.44%*

Projected TIRZ Fund – \$60 million

- City - \$50.6 million
- Collin County - \$9.9 million



TIRZ No. 3 Feasibility Study

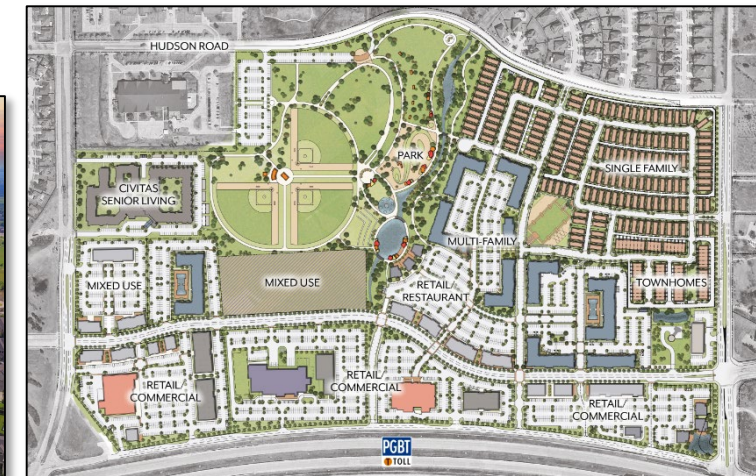
Zone Year	Calendar Year	Collection Year	Growth/Year ¹	Dallas County Value			Collin County Value			City			Collin County ³			TIRZ Contribution	
				Added Value ²	Net Taxable Value	Incremental Value	Added Value ²	Net Taxable Value	Incremental Value	TIRZ Contribution		TIRZ Contribution		TIRZ Contribution			
										%	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative
Base	2021	2022			\$ 56,035,006		\$ 182,431,614										
1	2022	2023	2%	\$ 7,200,000	\$ 64,355,706	\$ 8,320,700	\$ 83,100,000	\$ 269,180,246	\$ 86,748,632	50%	\$ -	\$ -	50%	\$ -	\$ -	\$ -	\$ -
2	2023	2024	2%	\$ 7,130,000	\$ 72,772,820	\$ 16,737,814	\$ 53,858,000	\$ 328,421,851	\$ 145,990,237	50%	\$ 342,250	\$ 342,250	50%	\$ 74,834	\$ 74,834	\$ 417,084	\$ 417,084
3	2024	2025	2%		\$ 74,228,277	\$ 18,193,271		\$ 334,990,288	\$ 152,558,674	50%	\$ 585,821	\$ 928,071	50%	\$ 125,939	\$ 200,773	\$ 711,760	\$ 1,128,844
4	2025	2026	2%	\$ 7,130,000	\$ 82,842,842	\$ 26,807,836	\$ 23,870,000	\$ 365,560,094	\$ 183,128,480	50%	\$ 614,707	\$ 1,542,778	50%	\$ 131,606	\$ 332,379	\$ 746,313	\$ 1,875,156
5	2026	2027	2%		\$ 84,499,699	\$ 28,464,693		\$ 372,871,296	\$ 190,439,682	50%	\$ 755,771	\$ 2,298,548	50%	\$ 157,977	\$ 490,356	\$ 913,747	\$ 2,788,904
6	2027	2028	2%	\$ 7,130,000	\$ 93,319,693	\$ 37,284,687	\$ 23,870,000	\$ 404,198,722	\$ 221,767,108	50%	\$ 788,056	\$ 3,086,604	50%	\$ 164,284	\$ 654,639	\$ 952,339	\$ 3,741,243
7	2028	2029	2%		\$ 95,186,087	\$ 39,151,081		\$ 412,282,696	\$ 229,851,082	50%	\$ 932,586	\$ 4,019,191	50%	\$ 191,309	\$ 845,948	\$ 1,123,895	\$ 4,865,138
8	2029	2030	2%	\$ 7,130,000	\$ 104,219,809	\$ 48,184,803	\$ 23,870,000	\$ 444,398,350	\$ 261,966,736	50%	\$ 968,408	\$ 4,987,598	50%	\$ 198,282	\$ 1,044,230	\$ 1,166,690	\$ 6,031,828
9	2030	2031	0%		\$ 104,219,809	\$ 48,184,803		\$ 444,398,350	\$ 261,966,736	50%	\$ 1,116,546	\$ 6,104,144	50%	\$ 225,987	\$ 1,270,217	\$ 1,342,532	\$ 7,374,361
10	2031	2032	0%	\$ 7,130,000	\$ 111,349,809	\$ 55,314,803	\$ 23,870,000	\$ 468,268,350	\$ 285,836,736	50%	\$ 1,116,546	\$ 7,220,689	50%	\$ 225,987	\$ 1,496,204	\$ 1,342,532	\$ 8,716,893
11	2032	2033	2%		\$ 113,576,805	\$ 57,541,799		\$ 477,633,717	\$ 295,202,103	50%	\$ 1,228,146	\$ 8,448,835	50%	\$ 246,578	\$ 1,742,782	\$ 1,474,724	\$ 10,191,617
12	2033	2034	2%	\$ 7,130,000	\$ 122,978,341	\$ 66,943,335	\$ 23,870,000	\$ 511,056,391	\$ 328,624,777	50%	\$ 1,269,878	\$ 9,718,713	50%	\$ 254,658	\$ 1,997,440	\$ 1,524,536	\$ 11,716,153
13	2034	2035	2%		\$ 125,437,908	\$ 69,402,902		\$ 521,277,519	\$ 338,845,905	50%	\$ 1,424,045	\$ 11,142,758	50%	\$ 283,490	\$ 2,280,930	\$ 1,707,535	\$ 13,423,688
14	2035	2036	2%	\$ 7,130,000	\$ 135,076,666	\$ 79,041,660	\$ 23,870,000	\$ 555,573,070	\$ 373,141,456	50%	\$ 1,469,696	\$ 12,612,454	50%	\$ 292,307	\$ 2,573,237	\$ 1,762,003	\$ 15,185,691
15	2036	2037	2%		\$ 137,778,199	\$ 81,743,193		\$ 566,684,531	\$ 384,252,917	50%	\$ 1,627,859	\$ 14,240,313	50%	\$ 321,892	\$ 2,895,129	\$ 1,949,752	\$ 17,135,442
16	2037	2038	2%	\$ 7,130,000	\$ 147,663,763	\$ 91,628,757	\$ 23,870,000	\$ 601,888,222	\$ 419,456,608	50%	\$ 1,677,586	\$ 15,917,899	50%	\$ 331,478	\$ 3,226,607	\$ 2,009,064	\$ 19,144,506
17	2038	2039	2%		\$ 150,617,038	\$ 94,582,032		\$ 613,925,986	\$ 431,494,372	50%	\$ 1,839,907	\$ 17,757,806	50%	\$ 361,846	\$ 3,588,453	\$ 2,201,754	\$ 21,346,260
18	2039	2040	2%	\$ 7,130,000	\$ 160,759,379	\$ 104,724,373	\$ 23,870,000	\$ 650,074,506	\$ 467,642,892	50%	\$ 1,893,875	\$ 19,651,681	50%	\$ 372,231	\$ 3,960,684	\$ 2,266,106	\$ 23,612,365
19	2040	2041	0%		\$ 160,759,379	\$ 104,724,373		\$ 650,074,506	\$ 467,642,892	50%	\$ 2,060,522	\$ 21,712,204	50%	\$ 403,414	\$ 4,364,098	\$ 2,463,937	\$ 26,076,302
20	2041	2042	0%	\$ 7,130,000	\$ 167,889,379	\$ 111,854,373	\$ 23,870,000	\$ 673,944,506	\$ 491,512,892	50%	\$ 2,060,522	\$ 23,772,726	50%	\$ 403,414	\$ 4,767,513	\$ 2,463,937	\$ 28,540,239
21	2042	2043	2%		\$ 171,247,167	\$ 115,212,161		\$ 687,423,396	\$ 504,991,782	50%	\$ 2,172,122	\$ 25,944,848	50%	\$ 424,006	\$ 5,191,519	\$ 2,596,128	\$ 31,136,367
22	2043	2044	2%	\$ 7,130,000	\$ 181,802,110	\$ 125,767,104	\$ 23,870,000	\$ 725,041,864	\$ 542,610,250	50%	\$ 2,232,734	\$ 28,177,582	50%	\$ 435,634	\$ 5,627,153	\$ 2,668,368	\$ 33,804,735
23	2044	2045	2%		\$ 185,438,152	\$ 129,403,146		\$ 739,542,701	\$ 557,111,087	50%	\$ 2,406,158	\$ 30,583,741	50%	\$ 468,085	\$ 6,095,238	\$ 2,874,244	\$ 36,678,979
24	2045	2046	2%	\$ 7,130,000	\$ 196,276,915	\$ 140,241,909	\$ 23,870,000	\$ 778,203,555	\$ 595,771,941	50%	\$ 2,471,451	\$ 33,055,192	50%	\$ 480,595	\$ 6,575,833	\$ 2,952,046	\$ 39,631,025
25	2046	2047	2%		\$ 200,202,454	\$ 144,167,448		\$ 793,767,626	\$ 611,336,012	50%	\$ 2,649,650	\$ 35,704,842	50%	\$ 513,946	\$ 7,089,778	\$ 3,163,596	\$ 42,794,620
26	2047	2048	2%	\$ 7,130,000	\$ 211,336,503	\$ 155,301,497	\$ 23,870,000	\$ 833,512,979	\$ 651,081,365	50%	\$ 2,719,812	\$ 38,424,654	50%	\$ 527,372	\$ 7,617,150	\$ 3,247,185	\$ 46,041,805
27	2048	2049	2%		\$ 215,563,233	\$ 159,528,227		\$ 850,183,238	\$ 667,751,624	50%	\$ 2,902,978	\$ 41,327,632	50%	\$ 561,659	\$ 8,178,809	\$ 3,464,637	\$ 49,506,442
28	2049	2050	2%	\$ 7,130,000	\$ 227,004,497	\$ 170,969,491	\$ 23,870,000	\$ 891,056,903	\$ 708,625,289	50%	\$ 2,978,207	\$ 44,305,840	50%	\$ 576,039	\$ 8,754,848	\$ 3,554,247	\$ 53,060,688
29	2050	2051	0%		\$ 227,004,497	\$ 170,969,491		\$ 891,056,903	\$ 708,625,289	50%	\$ 3,166,541	\$ 47,472,381	50%	\$ 611,299	\$ 9,366,147	\$ 3,777,840	\$ 56,838,529
30	2051	2052	0%		\$ 227,004,497	\$ 170,969,491		\$ 891,056,903	\$ 708,625,289	50%	\$ 3,166,541	\$ 50,638,922	50%	\$ 611,299	\$ 9,977,447	\$ 3,777,840	\$ 60,616,369
				\$ 107,020,000			\$ 447,268,000			\$ 50,638,922			\$ 9,977,447		\$ 60,616,369		

Assumptions	
Net Taxable Value	\$ 238,466,620
City of Sachse AV Rate	0.72000
Collin County AV Rate	0.17253
Total Acreage	799.31

Footnotes	
1)	Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
2)	Annual added value based on City's adjusted average growth over past decade.
3)	Collin County has not yet agreed to participate, and is shown for illustration purposes only.

Established TIRZ Districts

- TIRZ No. 1
 - PGBT – Established 2003
- TIRZ No. 2
 - The Station – Established 2018
 - \$250 million mixed-use project
 - 400,000 SF commercial & retail
- Each TIRZ district performing well
- TIRZ No. 3
 - Highway 78 Zone
 - Authorized October 18, 2021



Our Request

- The City of Sachse is seeking to partner with Collin County to meet the long-term goals of both entities
- Excellent opportunity to focus on the gateway to Collin County, diversify the tax base, and provide the ability to improve underdeveloped properties along the SH 78 corridor
- The City of Sachse respectfully requests Collin County participation in TIRZ No. 3



City of Sachse
TIRZ No. 3 - Milestone Schedule
DRAFT FOR DISCUSSION ONLY

Objective	Calendar			
	September	October	November	December
TIRZ Creation				
Council Workshop on TIRZ	7-Sep-21			
Resolution Calling Public Hearing	20-Sep-21			
Agenda Items Due Date		15-Oct-21		
City Council Meeting - TIRZ Creation		18-Oct-21		
County Participation¹				
Meeting w/ Commissioner	8-Sep-21			
Agenda Items Due Date		25-Oct-21		
Court Briefing			1-Nov-21	
Formal Approval			15-Nov-21	
Final Plan Approval				
Conference Call w/ City Staff ¹			22-Nov-21	
Agenda Items Due Date				2-Dec-21
City Council Meeting - Final Plan Approval				6-Dec-21

1) Dates are projections and subject to change until confirmation from Staff.

