

TIRZ No. 6 Downtown Anna Partnership

May 2, 2022

Collin County Commissioners Court

THE CITY OF
Anna



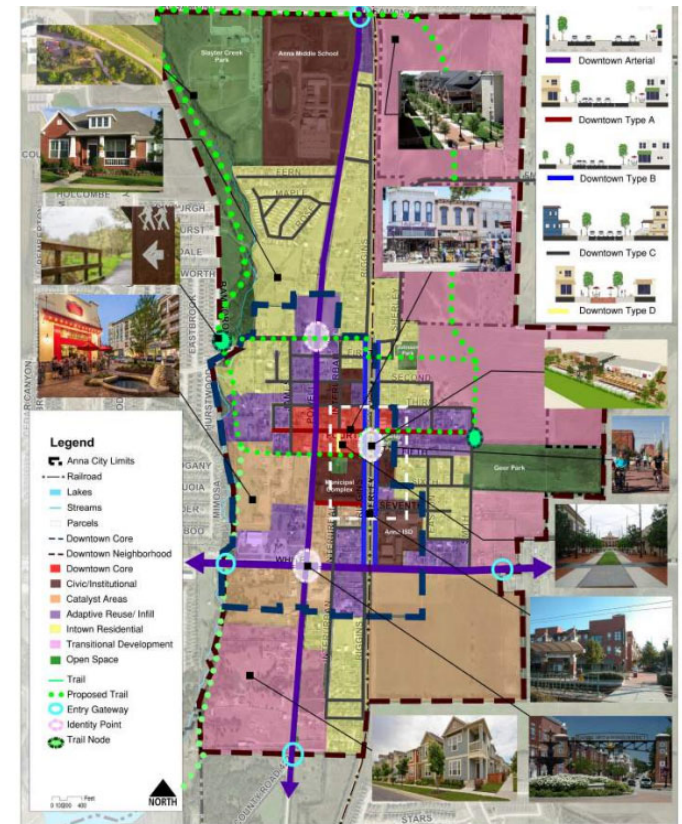
City of Anna Overview



- ▶ 2021 Estimated Population: 18,330 (ranked as one of the top 10 fastest-growing cities in North Texas for four consecutive years)
- ▶ City Council updated its Strategic Plan in 2019 and identified Economic Development as its top priority; and being a pro-development city with a streamlined planning process
- ▶ In April 2021, the City Council adopted a new Comprehensive Plan, Downtown Master Plan, and Parks/Open Space/Trails/Recreation Master Plan
- ▶ Several public workshops and meetings took place to involve Anna neighbors in the creation of these plans

Downtown Anna

- ▶ State Highway 5 provides great mobility and accessibility
 - ▶ FM 455 to south
 - ▶ Rosamond Parkway to north
- ▶ Citywide parks and multimodal trail opportunities
- ▶ Historic assets and character
- ▶ Challenges/Concerns
 - ▶ Underdeveloped parcels
 - ◆ Lack of available buildings
 - ▶ Land costs
 - ▶ State Highway 5 and railroad divisions
 - ▶ Outdated infrastructure



Downtown Anna

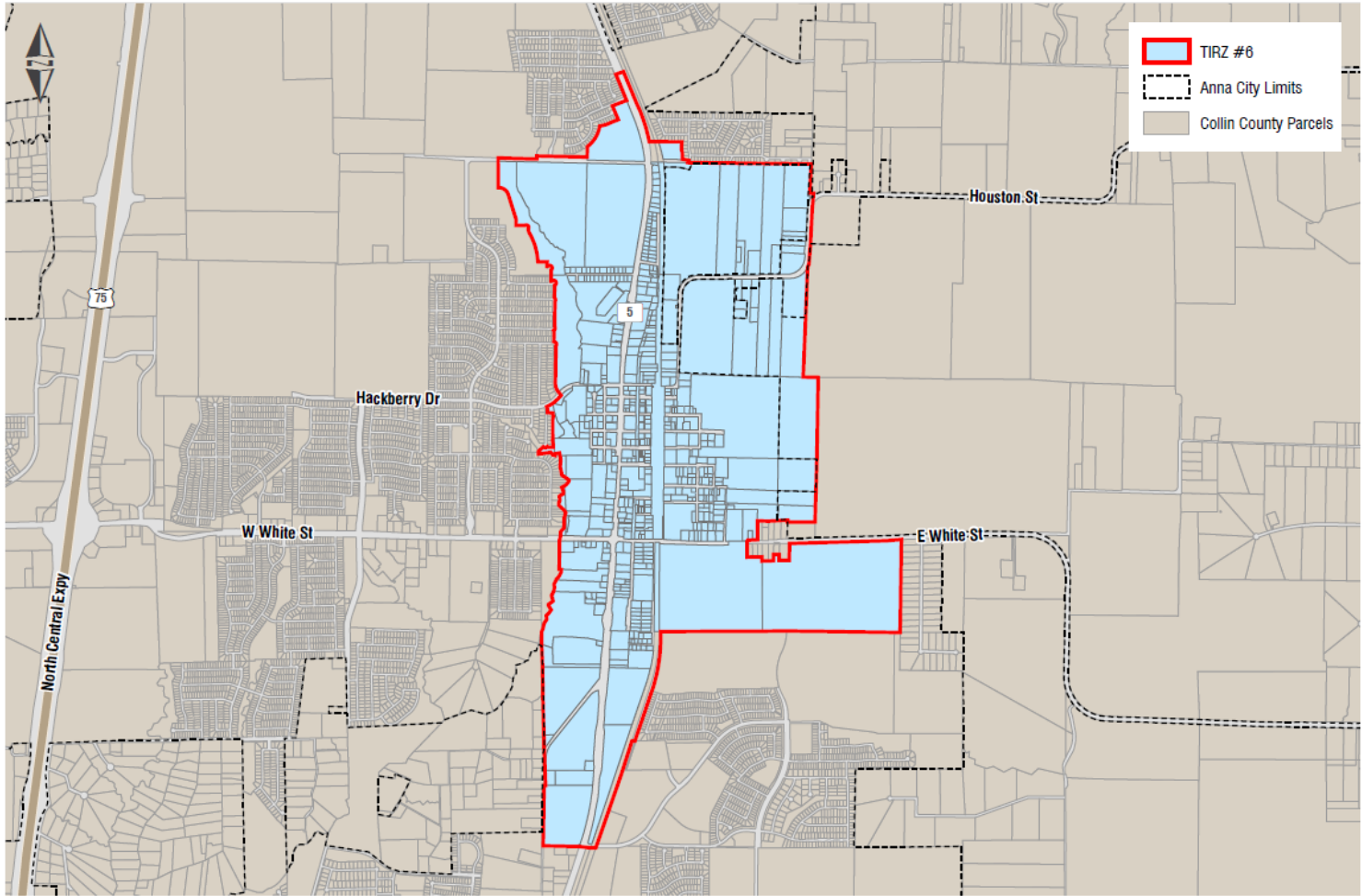
- ▶ Downtown Master Plan Vision Statement: Downtown Anna’s future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.
- ▶ Principle #4 from the Anna Strategic Plan is a “Vibrant Downtown”
 - ▶ Community Destination
 - ▶ Pedestrian friendly
 - ▶ Make it a “true” Downtown
 - ▶ Preserve
 - ▶ Special Place
 - ▶ Downtown TIRZ





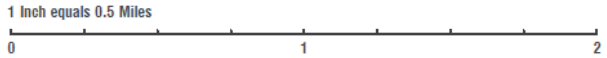
Downtown TIRZ Overview

- ▶ Downtown revitalization identified in the City Strategic Plan as a high priority
- ▶ Creation of a TIRZ District was also identified as a priority to invest heavily in infrastructure and other public improvements
- ▶ City identified catalyst areas in the Downtown Master Plan
- ▶ City adopted TIRZ Ordinance on December 14, 2021
 - ▶ 50% contribution for 30 years
- ▶ County participation would also help city achieve goals for Downtown
- ▶ 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

OVERVIEW MAP: TIRZ #6 DOWNTOWN - 1,345.63 ACRES



-  TIRZ #6
-  Anna City Limits
-  Collin County Parcels



- ▶ City participation: 50%
- ▶ County participation: 50%
- ▶ Term: 30 years
- ▶ Acreage: 1,345.63



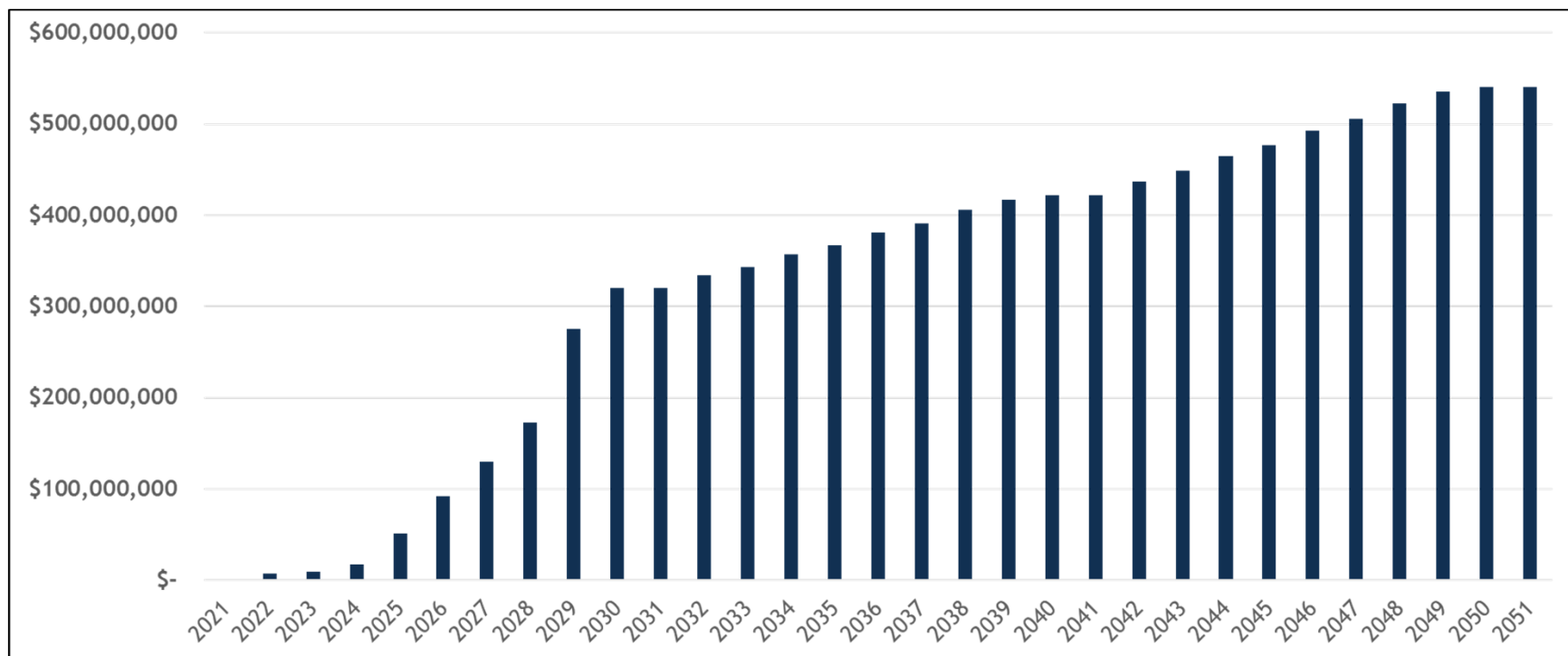
Estimated Project Costs and When Incurred

- ▶ Public Improvement Projects
\$60,100,000
 - ▶ Parking and Transportation
 - ▶ Streets
 - ▶ Utility and Drainage
 - ▶ Trails
 - ▶ Park Improvements
 - ▶ Open Space
 - ▶ Economic Development Grants

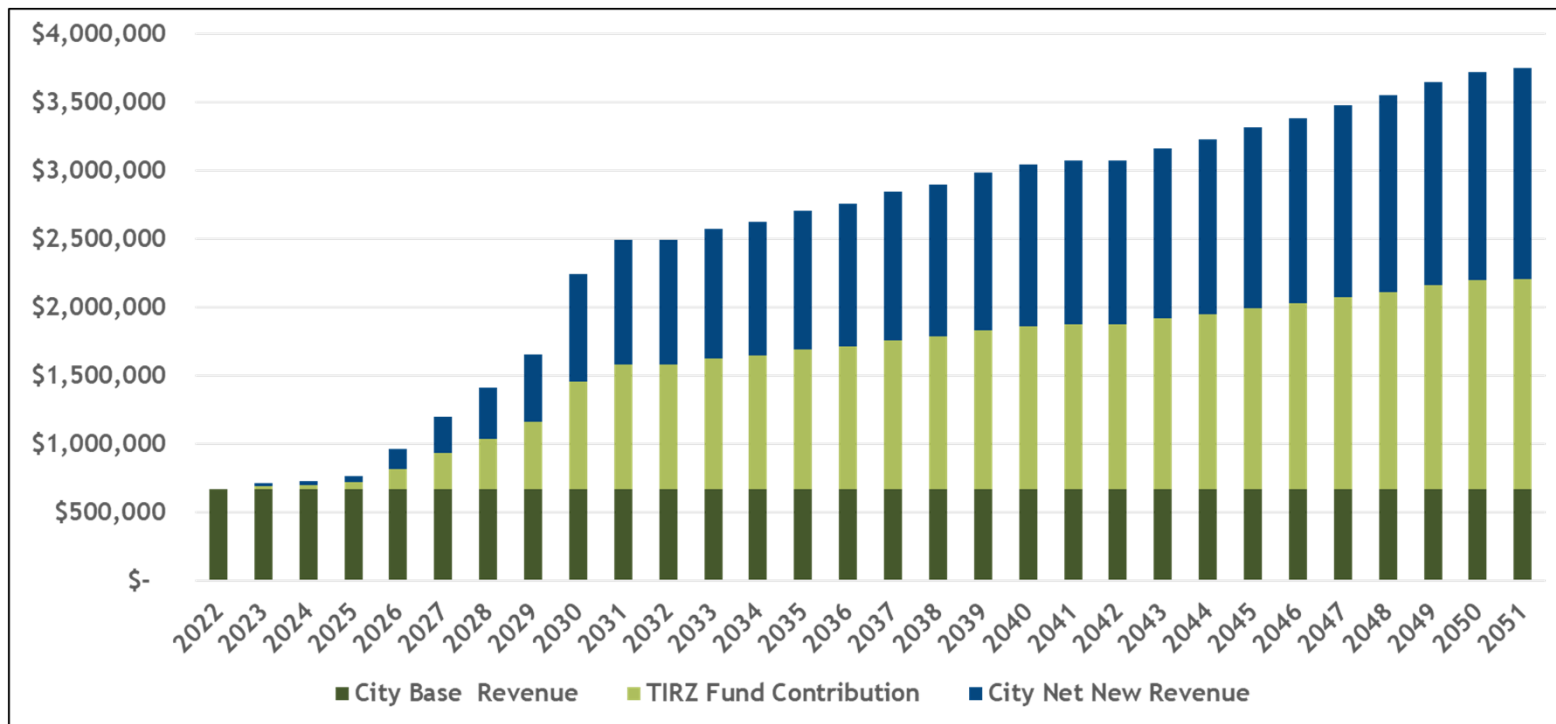
Reinvestment Zone Number Six, City of Anna Timeline to Incur Project Costs		
Calendar Year ¹	Total Project Costs ^{2,3}	
	Annual	Cumulative
2024	\$ 6,776,918	\$ 6,776,918
2025	\$ 7,944,347	\$ 14,721,265
2026	\$ 7,050,706	\$ 21,771,971
2027	\$ 8,223,610	\$ 29,995,581
2028	\$ 20,526,368	\$ 50,521,949
2029	\$ 9,578,051	\$ 60,100,000
	\$ 60,100,000	

(1) Timeline shown for illustrative purposes only, and is subject to change.
 (2) Does not include Administrative Costs, which shall be incurred annually for the duration of the Zone.
 (3) Economic Development Grants shall be disbursed pursuant to one or more economic development agreement(s).

TIRZ Incremental Value



County Annual TIRZ Contribution



Request

- ▶ The City of Anna seeks to partner with Collin County to accomplish the long-term goals of both entities
- ▶ Downtown Anna is an excellent opportunity to preserve and enhance a historic area of Collin County, diversify the tax base, and improve properties along SH 5
- ▶ The City of Anna respectfully requests Collin County's participation in TIRZ No. 6

