



151 W. Church Street
Lewisville, TX 75057

A G E N D A

LEWISVILLE TAX INCREMENT REINVESTMENT ZONE, NUMBER ONE JULY 3, 2023

**LEWISVILLE CITY HALL
CITY COUNCIL CONFERENCE ROOM
1ST FLOOR
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

REGULAR SESSION – 5:00 P.M.

-
- 1. Call to Order and Announce That a Quorum is Present**
 - 2. Approval of the Minutes from the August 29, 2022 Meeting**
 - 3. Approval of a Supplemental Appropriation to the FY 2022-2023 Adopted Budget for the Tax Increment Reinvestment Zone #1 in the Amount of \$165,000 Related to an Economic Development Agreement with XMPK, LLC for the Development of Seven Townhomes Located at the Southeast Corner of Harris Street and Walters Street**
 - 4. Approval of the 2022 Annual Report for Tax Increment Reinvestment Zone, Number One**
 - 5. Approval of FY 2023-2024 Proposed Budget for Tax Increment Reinvestment Zone, Number One**
 - 6. Adjournment**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall & City Council Conference Room are wheelchair accessible. Access to the building and special parking are available at the front entrance along Church Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Economic Development Office at (972) 219-3455 or by FAX (972) 219-3698 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**TAX INCREMENT REINVESTMENT ZONE, NUMBER ONE
BOARD OF DIRECTORS MEETING**

AUGUST 29, 2022

Present:

Kellie Stokes - Chairperson
Tamela Bowie
Bill Peck
Fred Whitfield
Francisca Al-Waely

City Staff:

Marichelle Samples, Economic Development Director
Christina Williams, ED Manager
Christina Barrera, ED Coordinator
D’Ann Tompkins, Budget Manager
Gina McGrath, Assistant City Manager
David Erb, Director of Finance

With a quorum of the Board of Directors present, the meeting of the Tax Increment Reinvestment Zone, Number One, Board of Directors was called to order by Chairperson Kellie Spokes at 1:00 p.m. on Monday, August 29, 2022, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Oaths of Office and Certificates of Appointment Administered to New and Reappointed Board Members

(Agenda Item 2)

Due to the oaths of office already being handled for the New and Reappointment Members, this item was not necessary.

Election of Officers – Chair & Co-Chair

(Agenda Item 3)

MOTION: Upon a motion made by Board Member Fred Whitfield and seconded by Board Member Tamela Bowie, the Board of Directors voted five (5) “ayes” and no (0) “nays” to reappoint Board Member Kellie Stokes as the Chairperson of the TIRZ #1. The motion carried.

MOTION: Upon a motion made by Board Member Bill Peck and seconded by Board Member Francisca Al-Waely, the Board of Directors voted five (5) “ayes” and no (0) “nays” to reappoint Board Member Fred Whitfield as the Co-Chairman of the TIRZ #1. The motion carried.

Approval of Approval of the Minutes From

the August 2, 2021 Meeting

(Agenda Item 4)

MOTION: Upon a motion made by Board Member Peck and seconded by Board Member Whitfield, the Board of Directors voted five (5) “ayes” and no (0) “nays” to approve the Minutes From the August 21, 2021 Meeting. The motion carried.

**Approval of the 2021 Annual Report for
Lewisville Tax Increment Reinvestment
Zone, Number One**

(Agenda Item 5)

Assistant City Manager Claire Powell reviewed the 2021 Annual Report for Lewisville Tax Increment Reinvestment Zone, Number One for the Board.

MOTION: Upon a motion made by Board Member Al-Waely and seconded by Board Member Whitfield, the Board of Directors voted five (5) “ayes” and no (0) “nays” to approve the 2021 Annual Report for Lewisville Tax Increment Reinvestment Zone, Number One. The motion carried.

**Approval of the FY 21-22 Budget for Tax
Increment Reinvestment Zone, Number
Three**

(Agenda Item 6)

Budget Manager D’Ann Tompkins reviewed the FY 22-23 Budget for Lewisville Tax Increment Reinvestment Zone, Number One for the Board.

MOTION: Upon a motion made by Board Member Whitfield and seconded by Board Member Peck, the Board of Directors voted five (5) “ayes” and no (0) “nays” to approve the FY 22-23 Budget for Tax Increment Reinvestment Zone, Number One. The motion carried.

Adjournment

(Agenda Item 7)

MOTION: Upon a motion made by Board Member Al-Waely and seconded by Board Member Bowie, the Board of Directors voted five (5) “ayes” and no (0) “nays” to adjourn the meeting of the Lewisville Tax Increment Reinvestment Zone Number One Board of Directors at 1:25 p.m. on Monday, August 29, 2022. The motion carried.

These minutes approved by the Tax Increment Reinvestment Zone, Number One, Board of Directors on the.

**TAX INCREMENT REINVESTMENT ZONE,
NUMBER ONE, BOARD OF DIRECTORS
AUGUST 29, 2022**

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APPROVED

Kellie Stokes
CHAIRMAN

ATTEST:

Julie Worster
CITY SECRETARY



2022 TAX INCREMENT REINVESTMENT
ZONE NUMBER ONE
ANNUAL REPORT
CITY OF LEWISVILLE



This report is prepared and submitted to comply with the statutory requirement that an annual report be supplied to the Texas Comptroller's Office and all taxing jurisdictions within the Zone.

INTRODUCTION

About Tax Increment Reinvestment Zones

A tax increment reinvestment zone (TIRZ) is an infrastructure financing tool made possible by Chapter 311 of the Texas Tax Code to assist cities in developing or redeveloping blighted and substandard areas within their boundaries. Cities may create a TIRZ where an area's sound development is impaired and where growth is not likely to occur without public infrastructure improvements financed by the zone. By passing an ordinance, a city may establish a TIRZ and set guidelines for the composition and appointment of a board of directors for the zone.

The total appraised value of real property in the zone at the time the TIRZ is established creates the base year value. Additional property value growth beyond the base year value is known as the TIRZ increment. The success of the TIRZ depends on increased real property values in the zone as a result of better infrastructure and new development.

Other taxing jurisdictions, such as a county, may contribute to the TIRZ by approving a participation agreement with the city that allocates a portion of the entity's property tax revenue from the incremental value to the TIRZ fund. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the zone as well as sales tax and franchise fee revenue generated by new development. When the zone is dissolved, the city and other participating taxing jurisdictions also collect tax revenue on the incremental value created by new development.

Lewisville Tax Increment Reinvestment Zone, Number One

The City of Lewisville ("City") created the Lewisville Tax Increment Reinvestment Zone, Number 1, ("TIRZ #1" or the "Zone") on December 10, 2001. The vision and purpose for TIRZ #1 is to provide a financing vehicle for revitalization projects in Old Town. Denton County has partnered with the City to contribute to TIRZ #1 in order to ensure successful redevelopment in Old Town.

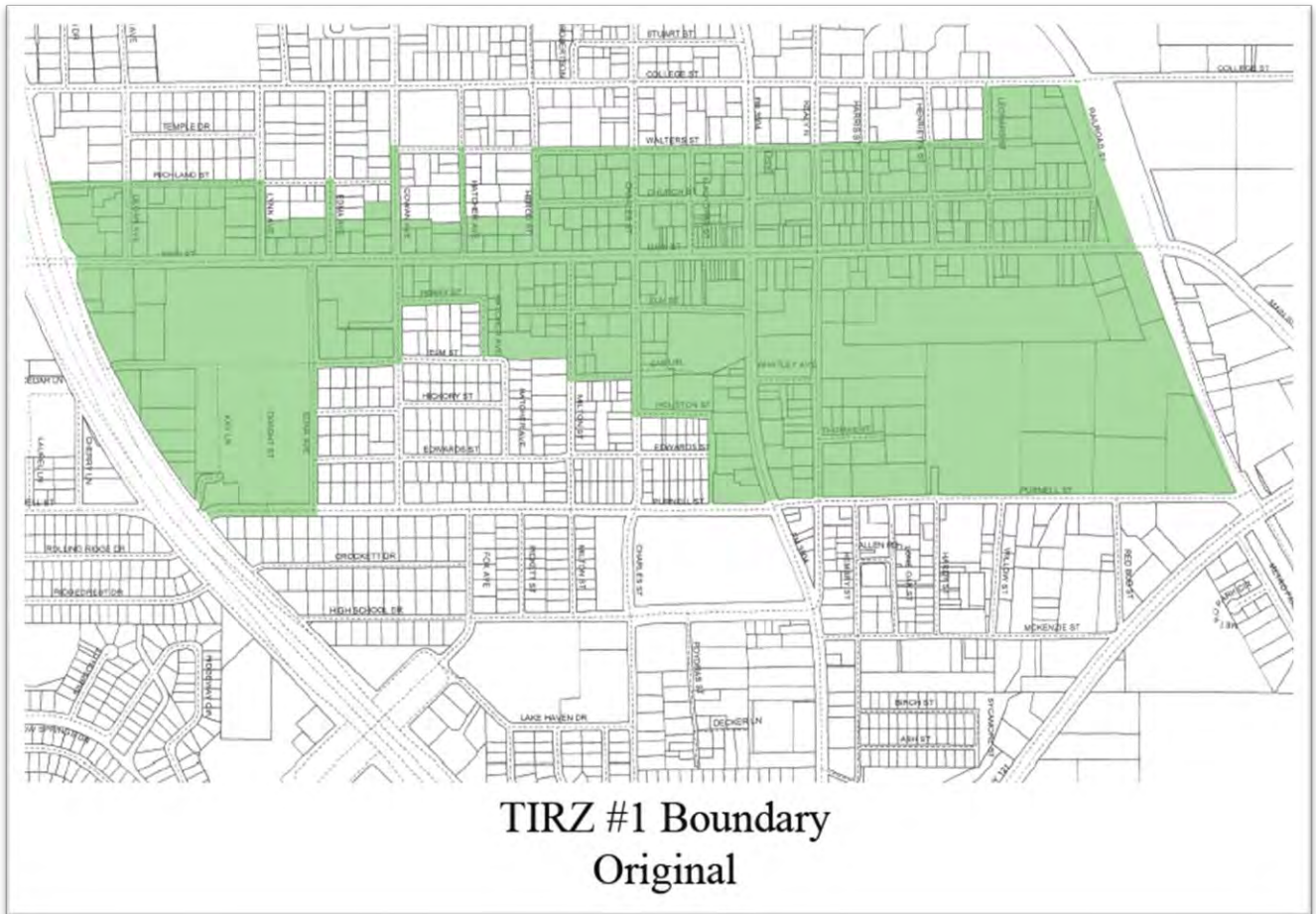
In 2003, the City adopted the Old Town Master Plan along with a new design overlay ordinance to provide a flexible set of development standards while protecting the architectural character of Old Town. During the early years of the Zone, the TIF funding mechanism combined with the Old Town Master Plan has helped development and beautification projects gain momentum. TIRZ #1 has successfully supported the design and construction of the Medical Center of Lewisville Grand Theater ("MCL Grand Theater"), Old Town marketing, enhanced signage, and more. In addition to public improvements, the district has been paired with enhanced development codes, matching grants, and funding from the City of Lewisville general fund to promote new developments in the Zone.

In 2019, the City of Lewisville proposed the Old Town East Rezone Effort where staff presented to the City Council the benefits of rezoning industrial zoned property to Old Town Mixed Use-2 zoning. This project was approved and successfully implemented, providing potential developers certainty of the vision of the area and the direction of redevelopment efforts.

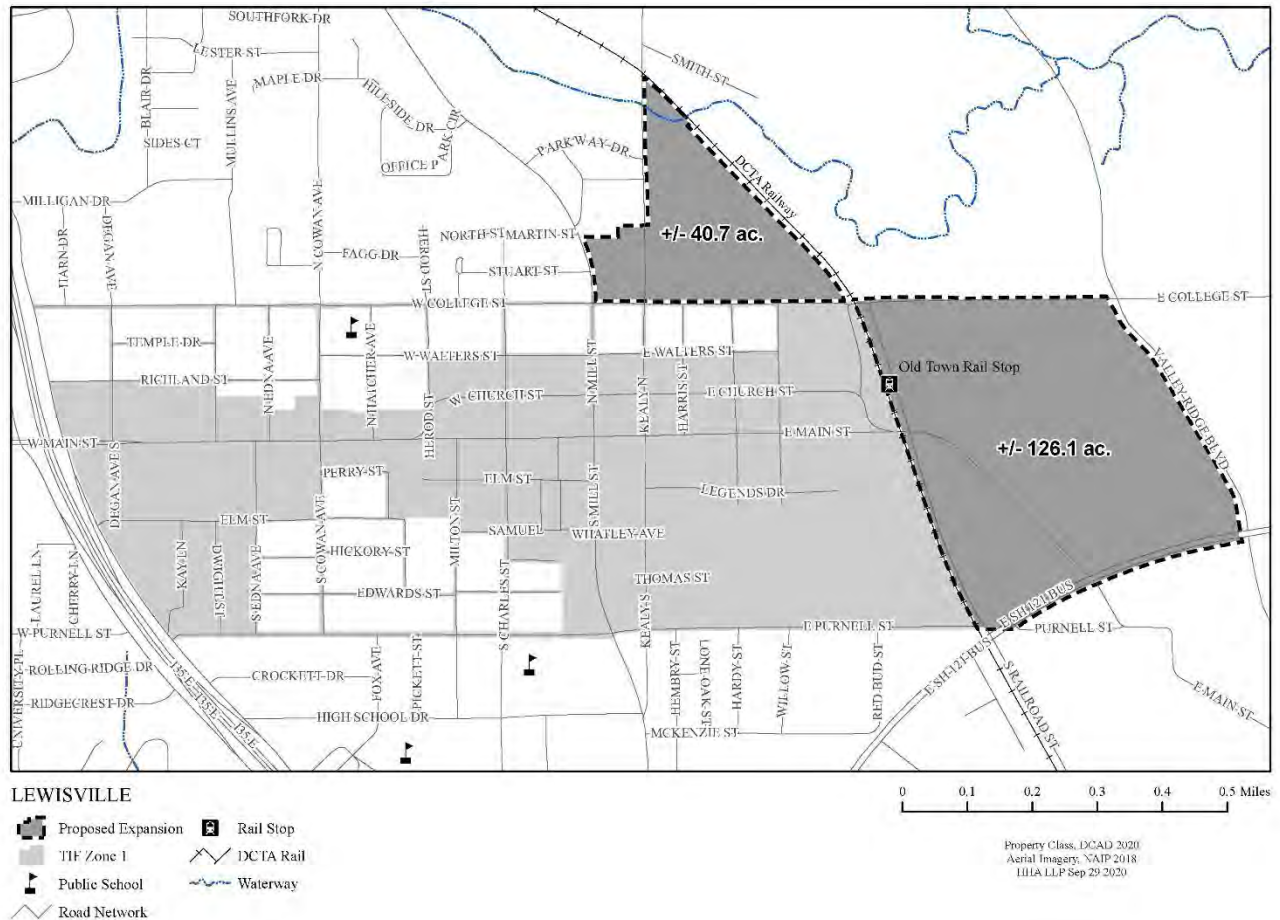
ZONE TERM AND BOUNDARY MAP

City of Lewisville TIRZ #1 Term

Established December 10, 2001, the term of TIRZ #1 was set to expire in 2021, which was later extended to 2028, with the original boundary of the Zone as shown below:



On December 7, 2020, the City Council approved an ordinance to enlarge the boundaries of the Zone and extend the term of the Zone. The expansion includes approximately 166 acres located to the north and east of the Zone, as shown below. The term of the Zone was also extended by ten years, to December 31, 2038. Staff has requested the County's participation for the expansion of the Zone and extension of the term. We are hopeful that the County will continue to participate.



2022 IN REVIEW

Development Activity

There was an increase in the Zone's increment, which added to the fund balance as property values continued to grow in 2022. New residential projects are under design, while ongoing residential projects continue to move forward with construction. The Brownstones at Walters Street completed a 19-unit townhome development, while the South Village development continued construction and completed 15 townhome units. Upon completion, South Village will consist of 91 townhome/condominium units. Construction also continued with the development of Legacy Pointe and Main and Mill Lofts. Legacy Pointe is a single-family residential development at the northeast quadrant of E College Street and N Kealy Avenue. At Legacy Pointe, 44 units were completed in 2022. Main and Mill Lofts will be a 201 multifamily development with a 2-level parking garage, which will have both resident and public parking. It will also include restaurant/retail space on the ground floor on Main Street and Mill Street. Two new residential developments got off the ground in 2022 with the Mill at Old Town and the Whitlow (formerly known as Old Town Station). The Mill at Old Town will be a 4-story, 214-unit multifamily development with a pocket park. The Whitlow, located at E College Street and Leonard Street, will be a 4-5 story, 420-unit multifamily development. It will also include retail ready space on the frontage of College Street. Old Town welcomed new retail and event space with the opening of Sparrow on Main in August of 2022. Sparrow on Main is an event venue with various rooms for rent and it also includes a retail shop that offers goods from all over the world provided by independent artisans. 100% of all net profits from each event are used to empower women through its nonprofit, Sparrow Collective.





South Village

A list of certificates of occupancy obtained as well as private and public development activity within TIRZ #1 are provided in Attachments A-D.

Catalyst Projects

The City of Lewisville has continued investing in redevelopment within TIRZ #1 through planning, public improvements, and economic incentives. The City adopted the Lewisville 2025 Plan in July 2014 which prioritizes reinvestment in Old Town, including the area within TIRZ #1. This plan provides clear and actionable direction for revitalization within TIRZ #1. As we approach 2025, the City recognizes the progress we have achieved thus far and additional goals we strive to accomplish. With this in mind, the City updated the 2025 plan and extended it to 2035. This update formalized the fact that Old Town and TIRZ #1 will continue to be one of the City's top priorities for the next decade and beyond.

In 2017, the City was awarded a \$3 million dollar grant by the North Central Texas Council of Governments for mobility, pedestrian and streetscape improvements on Main Street and Mill Street. Construction of the Main & Mill Street project (a complete streets paving and streetscape project) was completed in 2021.



Mill at Old Town



Old Town Station



Whitlow



Main and Mill Lofts



Deck on Main

The Deck on Main project continued to make progress in 2022. It will offer a 3-story mixed-use commercial building with retail/restaurant space on the ground floor, opportunity for office space on the second floor, and event space on the third floor with a patio overlooking Wayne Ferguson Plaza. This development will also provide public restrooms.

FINANCIALS

Incremental Growth & Projections

In 2022, the TIRZ #1 taxable value grew to \$385,911,215 that's \$316,670,618 more than the base year value, generating a total of \$1,925,070.00 in City of Lewisville and Denton County contributions to TIRZ #1. Attachment E details TIRZ #1 revenues from 2001 through 2022 for the City of Lewisville and Denton County increments.

Budget

Attachment F details the original FY 2022 budget and the adjusted FY 2022 budget for the City of Lewisville TIRZ #1 (Fund 792) as well as the proposed revenue and expenditures for FY 2023 that will be presented to the TIRZ #1 Board for approval. The expenditures as set forth in Attachment F, are to cover proposed land acquisition costs and TIRZ #1 administrative costs.

Debt Summary

On May 21, 2007, the Lewisville City Council approved an ordinance authorizing the sale of \$8,190,000 in City of Lewisville Combination Tax and Revenue Certificates of Obligation to construct the MCL Grand Theater and a parking lot located in TIRZ #1. On May 7, 2007, TIRZ #1 and City of Lewisville agreed that this debt will be serviced by TIRZ #1 tax revenues. As of 2022, the current amount of principal and interest due on outstanding bonded indebtedness for the construction of the MCL Grand Theater is \$3,452,500. In the event that TIRZ #1 is not able to cover the debt, the City will cover the shortage from other funds. As part of this arrangement, the duration of the TIRZ was lengthened from the original 2021 expiration date to 2028 or until December 31 of the year immediately following full payment of any outstanding encumbrances of TIRZ #1, whichever is later. The debt is scheduled to be paid off during FY 2026-27.

County Participation

The City of Lewisville allocates 100 percent of the TIRZ #1 increment to the TIRZ #1 fund. The County signed an agreement with the City for the County's participation in TIRZ #1 until 2028. Now that the term has been extended to 2038, the City has requested the County's participation for the term extension and boundary expansion. Denton County's current participation is as follows:

YEARS	PERCENTAGE
2002-2005	100%
2006-2010	90%
2011-2015	85%
2016-2020	80%
2021-2028	75%

ATTACHMENTS

Attachment A – Private Projects - New Development

Attachment B – Private Projects – Renovations

Attachment C – Certificates of Occupancy

Attachment D – Public & Institutional Investment

Attachment E – TIRZ #1 Incremental Growth

Attachment F – Actual and Adjusted Budget FY 22-23 and Proposed Budget FY 23-24

ATTACHMENT A: PRIVATE PROJECTS – NEW DEVELOPMENT

PROJECT NAME	PROJECT TYPE	INVESTMENT	COMPLETED
Main and Mill Lofts	New multi-family/retail	\$40,000,000	Under Construction
Whitlow (formerly Old Town Station)	New multi-family/retail ready	\$77,000,000	Under Construction
The Mill at Old Town	New multi-family/park	\$30,000,000	Under Construction
Legacy Pointe	New single-family residential	\$30,000,000	Under Construction
Deck on Main	New restaurant/office/event space	\$5,000,000	Under Construction
Station at Old Town (formerly Aura Old Town)	New multi-family residential	\$45,000,000	2021
Brownstones at Walters Street	New townhomes	\$2,280,000	2022
Sparrow on Main	Event/retail space	\$700,000	2022
Old Town Wine House	New wine bar and restaurant	\$128,755	2019
J2 Steakhouse	New restaurant	\$1,114,800	2018
South Village	New townhomes/condos/single-family	\$15,277,500	Under Construction
Twisted Root Burger Cavalli's Pizza Prohibition Chicken	New restaurants	\$3,360,000	Spring 2017
The Perc Coffeehouse	New restaurant	\$379,495	2016
Witherspoon Distillery	New distillery	\$709,000	2015
Alex Body Shop	New commercial	\$818,600	2014
201 S. Mill Street	New bank	\$625,000	2014
Uptown Village	New Townhomes	\$15,698,188	2021
Kathryn Commons Townhomes	New Townhomes	\$240,000	2010
Amazing Grace Home Health	New multi-tenant Office building	\$300,000	2009
Royal Affairs Ballroom	Banquet facility	\$220,000	2009
Dr. Richard Martin	Medical Office	\$150,000	2009
Subway- Medical Center	Restaurant	\$35,000	2009
Acting School for Film	Office/Lynn Square	\$110,240	2009
Sundquist Plaza	New mixed use building	\$2,000,000	2008
Sleep Development Group	New medical office	\$496,400	2007
Lynn Square	New Office project	\$743,069	2007
Main Street Village	New townhouse project	\$18,000,000	2006
Associates of Ear Nose & Throat	New medical office	\$1,200,000	2006
3K Home/Office	New residence/ office	\$804,000	2005
Bank of the West	New bank building	\$1,000,000	2004
Street Custom Homes	New professional building	\$400,000	2004
HCA Medical Center of Lewisville	Expanded facility, new patient tower	\$100,000,000	2003
Lewisville Professional Building	New professional building	\$2,200,000	2003
Children's Choice	New daycare facility	\$1,000,000	2003

ATTACHMENT B: PRIVATE PROJECTS- RENOVATIONS

PROJECT ADDRESS	PROJECT TYPE
156 West Main Street	Wall Sign
225 Milton Street	Wall Sign
415 East Main Street	Monument Sign
190 West Main Street	Wall sign, Window Sign
177 West Main Street	Wall Sign and exterior modifications
177 West Main Street	Wall Sign and exterior modifications
370 West Main Street	Wall Sign
105 East Main Street	Two hanging signs
102 West Main Street	Two wall signs and exterior modifications
502 College Street	Projecting sign and wall sign
162 West Main Street	Front and Rear Façade renovations
190 West Main Street	Wall sign
109 West Main Street	Wall Sign
190 West Main Street, Suite 108	Wall Sign
145 West Walters Street	Exterior Modification



ATTACHMENT C – CERTIFICATES OF OCCUPANCY

DATE ISSUED	NAME	ADDRESS	SQ FT.
12/6/2022	KELLY RENTALS	190 W MAIN ST SUITE 104	1,600
11/22/2022	MICHAEL MORGANTI (PERSONAL USE)	424 E MAIN ST SUITE 202	850
11/17/2022	HERNANDEZ CAR CARE	504 E PURNELL ST SUITE A	1,500
11/4/2022	F A AUTO SERVICE	604 S KEALY AVE	3,600
9/20/2022	LONE STAR AUTO SALES AND SERVICE	857 E MAIN ST SUITE B	1,800
9/8/2022	NORTH STAR ELEVATOR	1550 N KEALY AVE BLDG 3 SUITE A	1,512
8/23/2022	TRUSTED HEALTH PRODUCTS, INC	396 W MAIN ST	4,887
8/16/2022	SREEVANI KUNCHAM, MD, PA	273 W CHURCH ST SUITE 100	3,013
5/31/2022	KB GROUP 1 LLC	111 N POYDRAS ST	900
5/31/2022	BAS CONSTRUCTION SOLUTIONS LLC	376 W MAIN ST UNIT C	1,125
5/27/2022	FISH ON MARINE ELECTRONICS	415 E MAIN ST	5,625
5/11/2022	LICE SERVICES OF TEXAS	571 W MAIN ST SUITE 220	1,176
5/9/2022	VERIFIED INSURANCE ADVISORS, LLC	190 W MAIN ST SUITE 102	714
4/26/2022	LYCORIS NAIL LOUNGE	251 S MILL ST UNIT 150	1,100
4/5/2022	PLANET DENTS AUTO HAIL REPAIR	424 E MAIN ST SUITE 103	1,500
3/16/2022	US TRAFFIC CONTROL	618 E MAIN ST	2,000
3/7/2022	EBB & FLOW TATTOOS, LLC	140 W MAIN ST	650
12/29/2021	Lonesome Dove Energy, LLC	220 Elm St	6,300
11/18/2021	Construction Maestros LP	189 Elm St Suite 106	1,490
10/28/2021	Odin Leather Goods	131 W Main St	3,700
9/30/2021	Auston's Groomsmen, LLC	189 Elm St Suite 104	700
8/27/2021	Eca	565 E Church St	4,900
8/25/2021	Old Town Sign Co	112 Henrietta St. Suite B	1,500
8/25/2021	Gpstrackercps	424 E Main St Suite 102	1,000
7/19/2021	Freedom Title, LP	120 S Charles St	850
6/14/2021	Sfereco	233 W Church St	3,520
4/20/2021	Birds Auto	171 S Railroad St Suite 5	1,234
4/6/2021	Baja Cantina	253 W Church St	4,500
1/28/2021	Main Street Masonry Supply	782 E Main St	700
1/14/2021	Extended Hands Counseling Service, Pllc	560 W Main St Suite 103	279
12/21/2020	Open Space TX, LLC	206 Elm St Suite 102	1501
12/10/2020	Luxe Lounge DFW	251 S Mill St Suite 120	1479
9/10/2020	Lions Clinic of Texas	560 W Main St Suite 201	3000
6/30/2020	Triton Roofing and Restoration	206 Elm St Suite 107	1352
6/16/2020	New Vision Nailz	250 N Mill St Suite 6	950
5/18/2020	Seven Mile Café	201 W Church St	6736
3/24/2020	Texas Sandblasting	146 Whatley Ave	4200

2/20/2020	Sullivan, Old Town Texas BBQ	301 S Mill St	5000
2/19/2020	Ana's Pro Gowns LLC	510 S Mill St	8000
2/4/2020	Main Street Café	208 E Main St	3500
11/4/2019	Freedom Title	189 Elm St Suite 102	1662
9/25/2019	Sloan & Williams Winery	136 W Main St	1600
9/12/2019	Self Made Studios	251 S Mill St Suite 120	1100
9/9/2019	Lodestone Security	320 E Main St	4510
8/23/2019	Perfecting The Greater You/Lift2Life	424 E Main St Suite 101	1800
8/13/2019	Main Street Mercantile	109 W Main St	3005
8/6/2019	Health America Pharmacy	541 W Main St Suite 140	1500
7/29/2019	Tailored Education	251 S Mill St Suite 110	1462
7/25/2019	Texas Bone & Joint	500 W Main St Suite 200	4364
7/17/2019	Old Town Wine House	119 W Main St	1600
6/28/2019	Wilson & Associates Law	385 W Main St	1520
6/27/2019	Farmers Insurance	251 S Mill St. Suite 170	975
6/17/2019	Main Street Café	208 E Main St	4200
6/17/2019	Awesome Financial Group	251 S Mill St Suite 180	1250
6/7/2019	Repeat Realty	322 N Mill St	1200
6/5/2019	Guest List Events	424 E Main St	1500
5/30/2019	Ideal Ambient Real Estate	510 E Church St	12554
5/4/2019	Nathan's Painters	424 E Main St Suite 204	800
4/9/2019	XMPK Management	251 S Mill St Suite 130	975
4/8/2019	Star Pediatric Group	541 W Main St Suite 100	2750
4/1/2019	Sujatha Krishnan Medical	118 Lynn Ave Suite 100	2603
3/21/2019	Superior Pool Service	301 Thomas St	7200
3/15/2019	MedixSoft	385 W Main St	3040
3/11/2019	Natural Reserve	140 W Main St	630
3/7/2019	Summit Primary Care and Internal Medicine	118 Lynn Ave Suite 502	1900
3/7/2019	Ana's Pro Gowns	131 W Main St	3000
1/17/2019	A Center Nail and Spa	251 S Mill St Suite 150	984
5/10/2018	J2 Steakhouse	119 E Main St	9,685
10/15/2018	Beehive Homes Lewisville Old Town	477 W Main St	5,500
11/6/2018	Mobile Grandstands and Stages	405 E College St	5,700
11/14/2018	Flourish Flowers and Gifts	156 W Main St	3,500
11/30/2018	Elite Digestive Specialists	118 Lynn Ave Suite 500	4,142
12/18/2017	Office	118 Lynn Ave Suite 602	1,184
12/18/2017	Old Town Wine House	119 W Main	1,585
11/27/2017	Domino's Pizza	219 E Church Street	2,614
11/1/2017	Office	118 Lynn Ave Suite 202	1,130
8/24/2017	Prohibition Chicken	201 W Church Street	6,475
5/10/2017	Medical City of Lewisville – New Tenant	500 W Main Street Suite 230	2,844

5/10/2017	Medical City of Lewisville – New Tenant	500 W Main Street Suite 250	2,461
3/28/2017	Twisted Root	253 W Church Street	3,749
10/28/2016	REI Construction	424 E. Main Street #103A	900
10/26/2016	Top Performance Customs	424 E. Main Street #201	900
8/22/2016	Donut & Things	190 W. Main Street	1,100
7/16/2016	Glass N Pane	424 E. Main Street #104	900
7/6/2016	Restored Investments	431 E. Church Street	2,500
7/5/2016	Tito's Tires and More	317 E. Main Street	1,200
7/5/2016	Chasing Tail BBQ	136 W. Main	1,694
5/25/2016	Texas Cardiovascular Specialists	500 W. Main Street #260	2,923
4/19/2016	Mac State Inspections	424 E. Main Street #201	1,100
2/16/2016	The Perc Coffeehouse	115 W. Main Street	1,482
2/10/2016	Texas Oncology	500 W. Main Street #100	2,596
4/15/2015	Les Moore Construction	151 W. Walters Street	2,495
3/18/2015	Tri-Star Construction, Inc	201 S. Mill Street	5,446
3/13/2015	Timberline Construction, Inc	201 S. Mill Street	2,300
3/10/2015	Batten & Shaw, Inc	500 W. Main Street	21,280
11/10/2015	Christian Community Action	128 S. Mill Street	13,200
9/4/2015	Emporium Center	190 W Main Street	1,763
5/2/2015	Gregory R McMillan	477 W. Main Street	378
12/5/2013	Elke's Beer Haus	165 W. Main Street	4,400
11/5/2013	Cobra Brewing Company	146 Whatley Avenue	5,000
8/26/2013	Medical Center of Lewisville	500 W. Main Street	4,209
1/2/2013	The Salvation Army	206 W. Main Street	2,120
10/23/2012	CIMA Solutions/CoWork STES	118 Lynn Street, Building 300	4,145
7/16/2012	Fastenal	415 E. Main Street	2,835
10/20/2011	Orthopedic Associates	500 W. Main Street #200	5,545
1/31/2011	The Salvation Army	207 Elm Street	260
1/25/2011	Munchbox	159 W. Main Street	1,560
1/7/2011	Lewisville Cultural Arts Center	100 N. Charles Street	39,000
9/23/2010	Mirna's Beauty Salon	127 W. Main Street	1,773
7/14/2010	Lab Corp.	571 W. Main Street #110	2,071
6/3/2010	York and York Inc.	571 W. Main Street #250	1,875
4/21/2010	Darrell Burkhardt	151 W. Walters Street	1,600
2/11/2010	Sundquist Banquet Facility	140 E. Main Street #103	4,069

ATTACHMENT D – PUBLIC & INSTITUTIONAL INVESTMENT

PROJECT NAME	PROJECT TYPE	INVESTMENT	COMPLETED
Main and Mill Street Streetscape (also includes Charles St improvements)	Beautification project	\$8,533,000	2021
Leonard Street Improvements	Street Improvements	\$913,975	2021
Demolition of former bank building at 191 W. Main Street	Private Public Partnership Development	\$39,150 (Total project value est. \$5,000,000)	2020
Old Town Businesses Sprinkler System	Fire Sprinkler Replacement	\$911,409	2020
Wayne Ferguson Plaza	Public Park/Plaza	\$9,721,282	2015
Parking: NWC of Walters and Mill	Parking facility for Old Town Center	\$302,459	2014
Milton Street Rehab	Street Improvements	\$369,990	2013
Denton County Transportation Authority A-train	Commuter Rail Facility	\$2,200,000	2011
MCL Grand	New Arts Center building	\$8,000,000	2010
Old Town TOD Plan	Planning project	\$250,000	2010
Landmark Church	New Church	\$1,400,000	2007
Main Street Streetscape	Center District beautification project	\$1,200,000	2004
City of Lewisville City Hall	New City Hall	\$12,000,000	2003
Main Street (FM 1171) reconstruction	TxDOT roadway project	\$14,000,000	2003

ATTACHMENT E – INCREMENTAL GROWTH

	Base Value 2001	Lewisville Net Taxable Value	Lewisville Captured Increment	Lewisville Current Tax Rate	Increment Participation	City Revenue to the TIRZ
	\$69,240,597					
2003		\$ 99,106,955	\$ 29,866,358	\$ 0.45050	100%	\$ 134,547.94
2004		\$ 104,538,043	\$ 35,297,446	\$ 0.45050	100%	\$ 159,014.99
2005		\$ 108,586,756	\$ 39,346,159	\$ 0.45679	100%	\$ 179,729.32
2006		\$ 134,616,906	\$ 65,376,309	\$ 0.45679	100%	\$ 298,632.44
2007		\$ 144,542,076	\$ 75,301,479	\$ 0.44050	100%	\$ 331,703.01
2008		\$ 158,192,308	\$ 88,951,711	\$ 0.44021	100%	\$ 391,574.33
2009		\$ 135,940,593	\$ 66,699,996	\$ 0.44021	100%	\$ 293,620.05
2010		\$ 148,150,407	\$ 78,909,810	\$ 0.44021	100%	\$ 347,368.87
2011		\$ 138,354,534	\$ 69,113,937	\$ 0.44021	100%	\$ 304,246.46
2012		\$ 142,543,241	\$ 73,302,644	\$ 0.44021	100%	\$ 322,685.57
2013		\$ 161,709,229	\$ 92,468,632	\$ 0.44021	100%	\$ 407,056.16
2014		\$ 174,784,076	\$ 105,543,479	\$ 0.436086	100%	\$ 460,260.34
2015		\$ 182,277,890	\$ 113,037,293	\$ 0.436086	100%	\$ 492,939.81
2016		\$ 190,906,029	\$ 121,665,432	\$ 0.436086	100%	\$ 530,565.92
2017		\$ 204,433,998	\$ 135,193,401	\$ 0.436086	100%	\$ 589,559.49
2018		\$ 214,892,453	\$ 145,651,856	\$ 0.436086	100%	\$ 635,167.35
2019		\$ 232,524,728	\$ 163,284,131	\$ 0.443301	100%	\$ 723,840.19
2020		\$ 246,128,408	\$ 176,887,811	\$ 0.443301	100%	\$ 784,145.44
2021		\$ 267,511,770	\$ 198,271,173	\$ 0.443301	100%	\$ 878,938.09
2022		\$ 385,911,215	\$ 316,670,618	\$ 0.443301	100%	\$ 1,403,804.02
	Base Value 2001	Denton Certified Value	Denton Captured Increment	Denton Current Tax Rate	Increment Participation	County Revenue to the TIRZ
	\$69,240,597					
2002		\$ 74,488,561	\$ 5,247,964	\$ 0.24897	100%	\$ 13,065.86
2003		\$ 99,537,794	\$ 30,297,197	\$ 0.24717	100%	\$ 74,885.58
2004		\$ 104,978,281	\$ 35,737,684	\$ 0.25480	100%	\$ 91,059.62
2005		\$ 109,113,686	\$ 39,873,089	\$ 0.24648	100%	\$ 98,279.19
2006		\$ 135,154,245	\$ 65,913,648	\$ 0.23192	90%	\$ 137,580.24
2007		\$ 144,559,750	\$ 75,319,153	\$ 0.23589	90%	\$ 159,903.32
2008		\$ 159,122,115	\$ 89,881,518	\$ 0.23577	90%	\$ 190,722.29
2009		\$ 135,198,557	\$ 65,957,960	\$ 0.24980	90%	\$ 148,286.69
2010		\$ 152,240,927	\$ 83,000,330	\$ 0.27390	90%	\$ 204,604.11
2011		\$ 142,550,161	\$ 73,309,564	\$ 0.277357	85%	\$ 172,829.83
2012		\$ 146,372,734	\$ 77,132,137	\$ 0.282867	85%	\$ 185,454.16
2013		\$ 163,202,703	\$ 93,962,106	\$ 0.284914	85%	\$ 227,554.52
2014		\$ 176,204,129	\$ 106,963,532	\$ 0.272200	85%	\$ 247,481.52
2015		\$ 183,880,137	\$ 114,639,540	\$ 0.262000	85%	\$ 255,302.26
2016		\$ 192,812,845	\$ 123,572,248	\$ 0.248409	80%	\$ 245,571.67
2017		\$ 207,224,953	\$ 137,984,356	\$ 0.237812	80%	\$ 262,514.69
2018		\$ 218,290,237	\$ 149,049,640	\$ 0.225574	80%	\$ 268,973.79
2019		\$ 235,912,709	\$ 166,672,112	\$ 0.225278	80%	\$ 300,380.48
2020		\$ 247,266,389	\$ 178,025,792	\$ 0.224985	80%	\$ 320,425.06
2021		\$ 269,521,271	\$ 200,280,674	\$ 0.233086	75%	\$ 350,119.66
2022		\$ 388,727,460	\$ 319,486,863	\$ 0.217543	75%	\$ 521,265.98
2022 TIRZ #1 Combined City and County Revenue		\$1,925,070				

ATTACHMENT F – PROPOSED BUDGET FY 23-24

Tax Increment Reinvestment Zone1

(#792)

Old Town – The Tax Increment Fund No. 1 is a special taxing district that was created in December of 2001 to capture the City and County portions of increased property tax revenue. The district does not levy a tax but only dedicates future increased revenue from the district back to projects within the district. The boundary of the district generally follows the commercial properties along Main Street from I.H. 35 E east to the Railroad. The General Fund continues to retain tax revenue from the 2001 assessed TIF zone value of \$69,240,597.

	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2022-2023	FY 2022-2023	FY 2023-2024
	ACTUAL	ACTUAL	ACTUAL	ORIGINAL BUDGET	ADJUSTED BUDGET	YTD	PROPOSED BUDGET
BEGINNING FUND BALANCES	565,682	707,217	175,606	676,363	696,099	696,099	964,699
REVENUES							
Taxes	1,024,934	1,104,571	1,229,058	1,785,855	1,785,855	1,925,070	1,925,071
Investment Earnings and Contributions	31,774	8,913	9,855	13,370	13,370	16,710	15,000
Other Financing Sources	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-
Total Revenues	1,056,708	1,113,484	1,238,913	1,799,225	1,799,225	1,941,780	1,940,071
Total Resources	1,622,390	1,820,701	1,414,519	2,475,588	2,495,324	2,637,879	2,904,770
EXPENDITURES							
Economic Development	215,000	952,095	170	610,000	775,000	601,730	610,000
Non-Departmental	706,250	693,000	718,250	755,625	755,625	677,625	799,500
Total Expenditures	921,250	1,645,095	718,420	1,365,625	1,530,625	1,279,355	1,409,500
Current Rev. - Current Exp.	135,458	(531,611)	520,493	433,600	268,600	662,425	530,571
ENDING FUND BALANCE	707,217	175,606	696,099	1,109,963	964,699	1,358,525	1,495,270
OPERATING RESERVE: NONE	-	-	-	-	-	-	-
UNDESIGNATED RESERVE	707,217	175,606	696,099	1,109,963	964,699	1,358,525	1,495,270