



# **TIRZ BOARD 1 & 2 REGULAR MEETING**

## **CITY OF BAY CITY**

**Thursday, February 08, 2024 at 4:00 PM  
COUNCIL CHAMBERS | 1901 5th Street**

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*Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.*

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## **AGENDA**

**CALL TO ORDER & CERTIFICATION OF QUORUM**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES SUMMARY**

- 1. TIRZ Board 1 & 2 Meeting minutes of November 6, 2023**

**PUBLIC COMMENTS**

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

- 2. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables. Scotty Jones, Assistant City Manager**
- 3. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 1st Quarter Financials for FY2024. Scotty Jones, Assistant City Manager**
- 4. Discuss, consider, and/or approve appointment of Vice Chair for TIRZ Board #1, subject to approval of board appointments and re-appointments by City Council.**
- 5. Discuss, consider, and/or approve appointment of Vice Chair for TIRZ Board #2, subject to approval of board appointments and re-appointments by City Council.**
- 6. Presentation from Landscape Architect for TIRZ #1 and take any action deemed necessary.**

7. Update on Valor Park in TIRZ #1A.

8. Update on Bod Fox Development in TIRZ #2.

#### NEXT MEETING DATE

#### ITEMS / COMMENTS FROM BOARD MEMBERS

#### ADJOURNMENT

#### AGENDA NOTICES:

##### Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

#### CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Monday, February 5, 2024 before 4:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

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**CALL TO ORDER & CERTIFICATION OF QUORUM**

Board Chair Julie Estlinbaum called the board meeting to order at 5:00 pm and a quorum was certified.

**PRESENT**

Board Chair Julie Estlinbaum  
Vice-Chair DC Dunham  
Board Member William Cornman  
Board Member Samantha Denbow  
Board Member Craig Hlavinka  
Board Member Bryan Prochnow  
Board Member Mike Estlinbaum

**ABSENT**

Board Member Edward "Bubba" Cook  
Board Member Jim Folse

**APPROVAL OF AGENDA**

Motion made by Board Member Bill Cornman to approve the agenda, Seconded by Vice-Chair DC Dunham. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

**APPROVAL OF MINUTES SUMMARY****1. TIRZ Board 1 & 2 Meeting minutes of April 17, 2023**

Motion made by Board Member Mike Estlinbaum to approve the minutes of April 17, 2023, Seconded by Board Member Samantha Denbow. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

**PUBLIC COMMENTS**

There were no public comments.

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**



2. **Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending September 30, 2023.** Scotty Jones, Assistant City Manager

Motion made by Board Member Craig Hlavinka to approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending September 30, 2023, Seconded by Board Member Mike Estlinbaum. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

3. **Discuss, consider, and/or approve an extension for the current development agreement between SAL Holdings LLC, TIRZ #1, and City of Bay City regarding Phase II.** SAL Holdings, LLC

DC Dunham with Sal Holdings stated that Sal Holdings will not be extending there contract. No action required.

4. **Discuss and/or approve landscape architect change for the TIRZ #1 Cottonwood Creek Greenspace.**

DC Dunham, Sal Holdings, introduced Mitch Wright with Vista Planning & Design. Ms. Dunham stated that they would Vista to take over the design and planning of the project.

Motion made by Board Member Bill Cornman to approve landscape architect change for the TIRZ #1 Cottonwood Creek Greenspace not to exceed \$20,000, Seconded by Board Member Samantha Denbow.

Voting Yea: Board Chair Julie Estlinbaum, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum  
Abstaining: Vice-Chair DC Dunham. Motion carried.

5. **Update on TIRZ #1A Valor Park development.**

D C Dunham, Sal Holdings, provided an update on Valor Park, stating that Phase I is complete and waiting on as-builts and acceptance from the city.

## ITEMS / COMMENTS FROM BOARD MEMBERS

Board Member Bill Cornman asked about the Bold Fox Development and Scotty Jones replied that she had reached out to them but they did not reply as of the meeting.



Minutes

TIRZ Board 1 &amp; 2 Regular Meeting

November 06, 2023

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Board agreed that the next meeting will be February 8th at 4:00 p.m.**ADJOURNMENT**

Motion made by Board Member Mike Estlinbaum to adjourn, Seconded by Vice-Chair DC Dunham. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried and the meeting adjourned at 5:30 p.m.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 2024.

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JULIE ESTLINBAUM.; BOARD CHAIRMAN

TIRZ BOARD #1 &amp; #2

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JEANNA THOMPSON

CITY SECRETARY





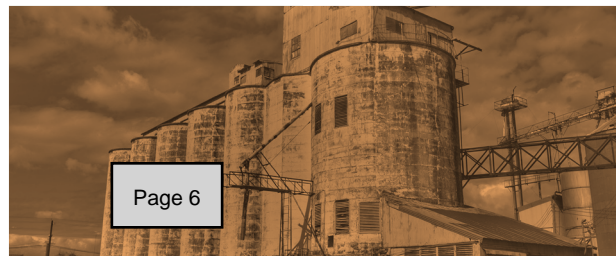
**FISCAL YEAR 2023**

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**CITY OF  
BAY CITY, TEXAS**

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**CITYOFBAYCITY.ORG**





# ANNUAL REPORT REQUIREMENTS



## Annual Report Requirements

Texas state law requires the governing body of the municipality that created the TIRZ to submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone. The report must be provided within 150 days of the end of the city's fiscal year. The report must include the following items:

1. The amount and source of revenue in the tax increment fund established for the zone;
2. The amount and purpose of expenditures from the fund;
3. The amount of principal and interest due on outstanding bonded indebtedness;
4. The tax increment base and current captured appraised value retained by the zone;
5. The captured appraised value shared by the city and other taxing units;
6. The total amount of tax increments received; and
7. Any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city.

A copy of the above report must be sent to the Texas State Comptroller's Office.

## What Is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a tool to help finance public improvements and development projects within a defined area. A municipality makes an area eligible for TIF by designating it a Tax Increment Reinvestment Zone (TIRZ). Within the designated zone all of the incremental tax revenue growth flows to an established tax increment fund to help pay for public improvements within the zone.

Following incremental growth in property values, and the collection of tax revenue in the established TIRZ fund, the TIRZ board and the City Council disburse funds to promote revitalization efforts within the zone.

While TIRZ's are generally established by cities, other taxing jurisdictions are allowed to participate in the zone at their own discretion.



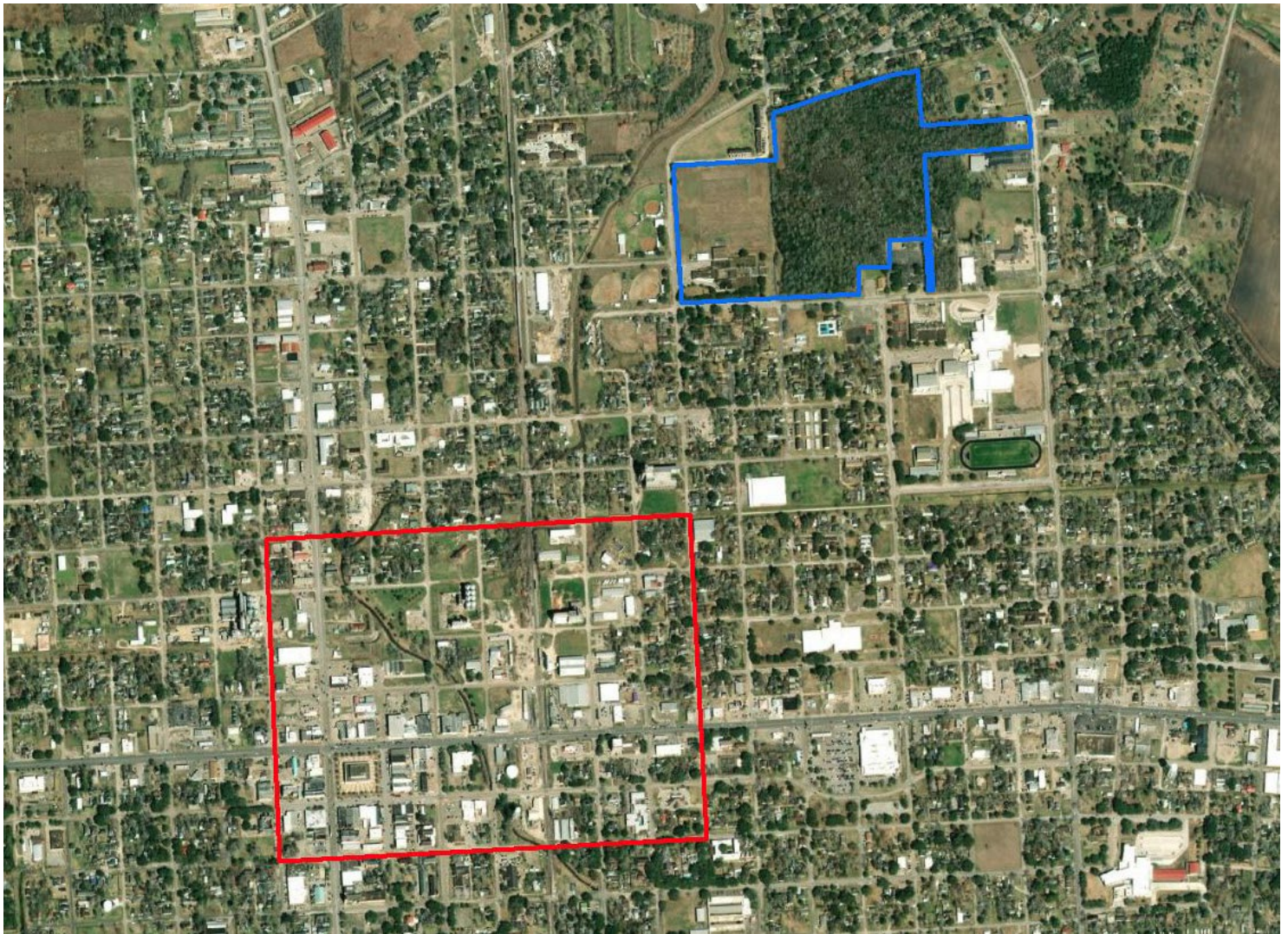


## BAY CITY TAX INCREMENT REINVESTMENT ZONE #1 & 1A


The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number One (TIRZ #1) was established in 2015 and is located in the City's central core encompassing approximately 160 acres. Bay City TIRZ #1 is bounded by 11th Street to the north, Avenue E to the west, 5th Street to the south, and Avenue L on the eastern border.

In 2022, the TIRZ was expanded to encompass approximately 54.441 acres bringing total acreage to 214.41 acres. The expanded boundaries are non-contiguous to the north of the original TIRZ boundaries.

While the sites hold great potential due to its locations, it lacks the infrastructure necessary to support commercial and residential development. As such, the sites will not be developed to its full potential but for the creation of a TIRZ.



 - TIRZ #1 Boundary

 - TIRZ #1A Boundary





# BAY CITY TAX INCREMENT REINVESTMENT ZONE #1 & 1A

## **Board of Directors**

**Julie Estlinbaum**  
(Chairperson)

City Representative

**Jim Folse**

City Representative  
(Council Member)

**William Cornman**

City Representative

**Samantha Denbow**

City Representative

**Craig Hlavinka**

Port of Bay City

Authority

**Edward “Bubba” Cook**  
County Commissioner

**Mike Estlinbaum**

County Commissioner

**Bryan Prochnow**

Matagorda Regional  
Medical Center

**D.C. Dunham**

(Vice Chair)

Matagorda Regional  
Medical Center

## **Tax Increment Revenue Overview- TIRZ 1 (Downtown Area)**

The City of Bay City TIRZ #1 base value was established in 2015 with a real property taxable value base of \$23,875,760. The City of Bay City agreed to contribute 100% of its incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2022 was \$35,201,324 generating \$11,325,564 in captured appraised value, resulting in \$153,294 in revenue for TIRZ #1 collected in FY2023. In FY2023 TIRZ #1 had \$3,832 expenditures from the fund and the fund balance as of September 30, 2023 was \$316,975.

The taxable value for 2023 was \$42,236,180 generating \$18,360,420 in captured appraised value, resulting in \$226,466 in revenue for TIRZ #1 to be collected in FY2024.

## **Tax Increment Revenue Overview- TIRZ 1A (Valor Park)**

In 2022, the boundaries of TIRZ 1 was extended. The City of Bay City TIRZ #1A base value was established in 2022 with a real property taxable value base of \$2,151,750.

The taxable value for 2023 was \$417,450 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #1A to be collected in FY 2024.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

## 2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
<b>TOTAL</b>	<b>2.67036</b>	<b>-</b>	<b>1.36034</b>

## 2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$71,917
Matagorda Cty	0.38532	28%	\$43,230
Matagorda Cty Hospital	0.28995	21%	\$32,530
Port of Bay City	0.05007	4%	\$5,617
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
<b>TOTAL</b>	<b>1.36034</b>	<b>100.00%</b>	<b>\$153,294</b>

## TIRZ 1

2015 Base Value	
<u>Real Property</u>	
City of Bay City	\$23,875,760
Matagorda Cty	\$23,489,232
Matagorda Cty Hospital	\$23,489,232
Port of Bay City	\$23,489,232
2022 Tax Year	
<u>Real Property</u>	
City of Bay City	\$35,201,324
Matagorda Cty	\$34,708,414
Matagorda Cty Hospital	\$34,708,414
Port of Bay City	\$34,708,414
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$11,325,564
Matagorda Cty	\$11,219,182
Matagorda Cty Hospital	\$11,219,182
Port of Bay City	\$11,219,182
Incremental Revenue Collected in FY 2023	
<u>Real Property</u>	
City of Bay City	\$71,917
Matagorda Cty	\$43,230
Matagorda Cty Hospital	\$32,530
Port of Bay City	\$5,617
<b>Total</b>	<b>\$153,294</b>

Note: TIRZ 1A will be incorporated in FY 24 Report.



## BAY CITY TAX INCREMENT REINVESTMENT ZONE #2 & 2A


The City of Bay City Tax Increment Reinvestment Zone Number Two (TIRZ #2) consists of approximately 344 acres of land located in the eastern sector of the City along TX-35.

Originally, the purpose of TIRZ #2 was to help pay for infrastructure costs associated with the development of a large mixed-use development totaling more than 2,200,000 square feet of new construction. It is expected to facilitate the construction of both residential and commercial development.

In 2021, the TIRZ was expanded to encompass approximately 147.27 acres bringing total acreage to 491.27 acres. The expanded boundaries are -contiguous to the west of the original TIRZ boundaries.



 - TIRZ #2 Boundary

 - TIRZ #2A Boundary





## BAY CITY TAX INCREMENT REINVESTMENT ZONE #2 & 2 A

### **Board of Directors**

**Julie Estlinbaum**  
(Chairperson)

City Representative

**Jim Folse**

City Representative

(Council Member)

**William Cornman**

City Representative

**Samantha Denbow**

City Representative

**Craig Hlavinka**

Port of Bay City

Authority

**Mike Estlinbaum**

County Commissioner

**Edward “Bubba” Cook**

County Commissioner

**Bryan Prochnow**

Matagorda Regional

Medical Center

**D.C. Dunham**

(Vice Chair)

Matagorda Regional

Medical Center

### **Tax Increment Revenue Overview- TIRZ 2**

The City of Bay City TIRZ #2 base value was established in 2015 with a real property taxable value base of \$2,099,193. The City of Bay City has chosen to contribute 100% of their incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2022 was \$13,480,011 generating \$11,380,818 in captured appraised value, resulting in \$153,991 revenue for TIRZ #2 collected in FY 2023. In FY 2023 TIRZ #2 had \$168,896 expenditures from the fund and the fund balance as of September 30, 2023 was \$137,971.

The taxable value for 2023 was \$16,041,720 generating \$13,942,527 in captured appraised value, resulting in \$172,030 in revenue for TIRZ #2 to be collected in FY2024.

### **Tax Increment Revenue Overview- TIRZ 2A**

In 2021, the boundaries of TIRZ 2 was extended. The City of Bay City TIRZ #2A base value was established in 2021 with a real property taxable value base of \$16,020.

The taxable value for 2022 was \$16,020 generating \$0 in captured appraised value, resulting in \$0 revenue for TIRZ #2A collected in FY 2023. In FY 2023 TIRZ #2A had \$0 expenditures from the fund and the fund balance as of September 30, 2023 was \$0.

The taxable value for 2023 was \$16,020 generating \$0 in captured appraised value, resulting in \$0 in revenue for TIRZ #2A to be collected in FY2024.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

## TIRZ 2

### 2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
<b>TOTAL</b>	<b>2.67036</b>	<b>-</b>	<b>1.36034</b>

### 2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$72,268
Matagorda Cty	0.38532	28%	\$43,414
Matagorda Cty Hospital	0.28995	21%	\$32,668
Port of Bay City	0.05007	4%	\$5,641
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
<b>TOTAL</b>	<b>1.36034</b>	<b>100.00%</b>	<b>\$153,991</b>

2015 Base Value	
<u>Real Property</u>	
City of Bay City	\$2,099,193
Matagorda Cty	\$2,220,022
Matagorda Cty Hospital	\$2,220,022
Port of Bay City	\$2,220,022
2022 Tax Year	
<u>Real Property</u>	
City of Bay City	\$13,480,011
Matagorda Cty	\$13,486,931
Matagorda Cty Hospital	\$13,486,931
Port of Bay City	\$13,486,931
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$11,380,818
Matagorda Cty	\$11,266,909
Matagorda Cty Hospital	\$11,266,909
Port of Bay City	\$11,266,909
Incremental Revenue Collected in FY 2023	
<u>Real Property</u>	
City of Bay City	\$72,268
Matagorda Cty	\$43,414
Matagorda Cty Hospital	\$32,668
Port of Bay City	\$5,641
<b>Total</b>	<b>\$153,991</b>



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

## TIRZ 2 A

### 2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
<b>TOTAL</b>	<b>2.67036</b>	<b>-</b>	<b>1.36034</b>

### 2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$0
Matagorda Cty	0.38532	28%	\$0
Matagorda Cty Hospital	0.28995	21%	\$0
Port of Bay City	0.05007	4%	\$0
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
<b>TOTAL</b>	<b>1.36034</b>	<b>100.00%</b>	<b>\$0</b>

2021 Base Value	
<u>Real Property</u>	
City of Bay City	\$16,020
Matagorda Cty	\$16,020
Matagorda Cty Hospital	\$16,020
Port of Bay City	\$16,020
2022 Tax Year	
<u>Real Property</u>	
City of Bay City	\$16,020
Matagorda Cty	\$16,020
Matagorda Cty Hospital	\$16,020
Port of Bay City	\$16,020
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Port of Bay City	\$0
Incremental Revenue Collected in FY 2023	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Port of Bay City	\$0
<b>Total</b>	<b>\$0</b>





## BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Three (TIRZ #3) was established in 2017 and consists of 20 acres of land, located on the eastern portion of Marguerite Street. Bay City TIRZ #3 fronts Marguerite Street and is then bounded to the West by Carrington Oaks Subdivision, to the North by Pearl Street and to the East by Cottonwood Creek and to the South by Valhalla Subdivision.

All real property within the boundaries is underdeveloped and the sidewalks and street layout are inadequate. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



\*TIRZ #3 Boundary



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

## Board of Directors

**Charles Allison**  
(Chairperson)

City Representative

**Samantha Denbow**

City Representative

**Mike Estlinbaum**

County Commissioner

**Edward “Bubba” Cook**

County Commissioner

**Bryan Prochnow**

Matagorda Regional  
Medical Center

**D.C. Dunham**

Matagorda Regional  
Medical Center

## **Tax Increment Revenue Overview**

The City of Bay City TIRZ #3 base value was established in 2017 with a real property taxable value base of \$349,100. The City of Bay City has chosen to contribute 90% of their incremental tax revenue to the TIRZ fund for a period of 25 years.

The taxable value for 2022 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2023. In FY2023 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2023 was \$0.

The taxable value for 2023 was \$5,601,520 generating \$5,525,420 in captured appraised value, resulting in \$55,624 revenue for TIRZ #3 to be collected in FY 2024.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

## 2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	90%	0.57150
Matagorda Cty	0.38532	90%	0.34679
Matagorda Cty Hospital	0.28995	90%	0.26096
Port of Bay City	0.05007	0%	0.00000
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
<b>TOTAL</b>	<b>2.67036</b>	<b>-</b>	<b>1.17925</b>

## 2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.57150	49%	\$0
Matagorda Cty	0.34679	29%	\$0
Matagorda Cty Hospital	0.26096	22%	\$0
Port of Bay City	0.00000	0%	\$0
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
<b>TOTAL</b>	<b>1.17925</b>	<b>100.00%</b>	<b>\$0</b>

## TIRZ 3

2017 Base Value	
<u>Real Property</u>	
City of Bay City	\$349,100
Matagorda Cty	\$349,100
Matagorda Cty Hospital	\$349,100
2022 Tax Year	
<u>Real Property</u>	
City of Bay City	\$178,120
Matagorda Cty	\$178,120
Matagorda Cty Hospital	\$178,120
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Incremental Revenue Collected in FY 2023	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
<b>Total</b>	<b>\$0</b>





## BAY CITY TAX INCREMENT REINVESTMENT ZONE #4

The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Four (TIRZ #4) was established in 2022 and consists of 49.71 acres of land, located on the eastern portion of the City of Bay City. Bay City TIRZ #4 is generally bounded by 7<sup>th</sup> Street to the south, Rose Street to the west, and Old Van Vleck Road to the east.

All real property within the boundaries is underdeveloped. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



\*TIRZ #4 Boundary

# BAY CITY TAX INCREMENT REINVESTMENT ZONE #4

## **Board of Directors**

**Jessica Russell**  
(Chairperson)

City Representative

**Jim Folse**

City Council Member

**Tina Israel**

City Representative

**Samantha Denbow**

City Representative

**Craig Hlavinka**

Port of Bay City

Authority

**Mike Estlinbaum**

County Commissioner

**Edward “Bubba” Cook**

County Commissioner

**Bryan Prochnow**

Matagorda Regional

Medical Center

**Rene Savage**

Matagorda Regional

Medical Center

## **Tax Increment Revenue Overview**

The City of Bay City TIRZ #4 base value was established in 2022 with a real property taxable value base of \$191,200. The City of Bay City has chosen to contribute 50% of their incremental tax revenue to the TIRZ fund for a period of 36 years.

The taxable value for 2023 was \$355,990 generating \$164,790 in captured appraised value, resulting in \$1,022 revenue for TIRZ #4 to be collected in FY 2024.



**City of Bay City**  
**Financial Statement**  
**Tax Increment Reinvestment Zone #1**  
**December 31, 2023**

**TIRZ 1** Notes:  
**Beginning Fund Balance 10-1-23** **316,974.74**

**Revenues**

TIRZ # 1 City  
TIRZ # 1 County  
TIRZ # 1 Hospital  
TIRZ # 1 Port of Bay City  
Interest Income (Net)

**Total Revenues**

-

**Expenditures**

City Admin Fee 2.5% Development Financing Agreement 9-4-17  
City - Legal Fees -  
Park Improvements 4,673.84 Landscape Architect  
Bank Charges (Net) 0.80

**Total Expenditures**

4,674.64

**Net Revenue (Expenditures)** **(4,674.64)**

**Ending Fund Balance** **312,300.10**

**Due to TIRZ in FY 2024 (to be collected)**

TIRZ # 1 City 104,645.21 Accounts Receivable  
TIRZ # 1 County 65,262.81 Accounts Receivable  
TIRZ # 1 Hospital 47,922.61 Accounts Receivable  
TIRZ # 1 Port of Bay City 8,635.59 Accounts Receivable

**226,466.22**

**Recap of Disbursements FY 2024:**

Vista Planning & Design (Mitch Wright) 4,673.84 Landscape Architect

Paid

\$ 4,673.84

*Contract is 19,120 approved by TIRZ Board and City Council.*

**Total After TIRZ Deposits** **538,766.32**



City of Bay City  
Financial Statement  
Tax Increment Reinvestment Zone #2  
December 31, 2023

**TIRZ 2**

<b>Beginning Fund Balance 10-1-23</b>	<b>137,970.51</b>
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**Revenues**

TIRZ # 2 City  
TIRZ # 2 County  
TIRZ # 2 Hospital  
TIRZ # 2 Port of Bay City  
Interest Income (Net)

**Total Revenues**

-

**Expenditures**

City Admin Fee 2.5%

Development Financing Agreement 9-4-17

City - Legal Fees

Developer Reimbursement- BCCDC\*

135,000.00

Schulman Parking Lot

Bank Charges (Net)

25.31

**Total Expenditures**

135,025.31

*Board approved \$2,845,190.62 on May 18, 2018**Reimbursement made as funds are available***Net Revenue (Expenditures)**(135,025.31) *are verified***Ending Fund Balance****2,945.20****Due to TIRZ in FY 2024 (to be collected)**

TIRZ # 2 City	\$79,465.43	Accounts Receivable
TIRZ # 2 County	\$49,589.22	Accounts Receivable
TIRZ # 2 Hospital	\$36,413.46	Accounts Receivable
TIRZ # 2 Port of Bay City	\$6,561.66	Accounts Receivable
	<b>\$172,029.77</b>	

*\*Balance Due BCCDC*

2,054,462.69 as of 12-31-23

**Total After TIRZ Deposits****174,974.97**