



TIRZ BOARD 1 & 2 REGULAR MEETING

CITY OF BAY CITY

Monday, February 27, 2023 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

PUBLIC COMMENTS

APPROVAL OF MINUTES SUMMARY

- 1. TIRZ Board 1 & 2 Meeting minutes of May 12, 2022**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Discussion of next step of TIRZ #1 green space plans along Cottonwood Creek. D C Dunham, SAL Holdings**
- 3. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending December 31, 2022. Scotty Jones, Director of Finance**
- 4. Receive, discuss, and/or approve the Tax Increment fund for TIRZ #1 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables.**
- 5. Receive, discuss, and/or approve the Tax Increment fund for TIRZ #2 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables.**

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a TIRZ Board Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, February 24, 2023 before 5:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

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.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, dholubec@cityofbaycity.org for further information.

Lillie Norris

City Secretary



CALL TO ORDER & CERTIFICATION OF QUORUM

The meeting was called to order at 4:30 pm by Board Vice Chair DC Dunham.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES SUMMARY

1. TIRZ Board 1 & 2 Meeting minutes of March 8, 2022

Motion made by Board Member Bill Cornman to approve the minutes of March 8, 2022, Seconded by Board Member Kent Pollard. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bubba Cook, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Kent Pollard, Board Member Bryan Prochnow. Motion carried.

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 April 30, 2022.

Scotty Jones, Director of Finance, reviewed the financial report.

Motion made by Board Member Bryan Prochnow to approve the financial report, Seconded by Board Member Craig Hlavinka. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bubba Cook, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Kent Pollard, Board Member Bryan Prochnow. Motion carried.

3. Presentation of TIRZ #1 green space plans along Cottonwood Creek.



Minutes

TIRZ Board 1 and 2 Regular Meeting

May 12, 2022

Tim May, with EHRA, provided a presentation of the proposed architectural plans of a park along Cottonwood Creek. Mr. May stated that they are unable to put in a bridge over the creek due to the flood way. Board was concerned that there were no public restrooms in the plan. There were discussions regarding the crossing at highway 35 (7th and Avenue G) and approval sought from TxDOT. Mr. May reviewed estimated costs. Board recommended that the plans be presented to Council.

ITEMS / COMMENTS FROM BOARD MEMBERS

Board agreed to meet again August 11th at 4:30 pm.

ADJOURNMENT

TIRZ Board meeting adjourned at 5:15 pm.

PASSED AND APPROVED, this ____ day of _____, 2022.

JULIE ESTLINBAUM.; BOARD CHAIRMAN

TIRZ BOARD #1 & #2

JEANNA THOMPSON

CITY SECRETARY

CITY OF BAY CITY

MINUTES • JUNE 14, 2022

**COUNCIL
CHAMBERS | 1901
5th Street**

City Council Workshop - Rate Study

4:00 PM

**1901 5TH STREET
BAY CITY TX,77414**



Mayor

Robert K. Nelson

Councilman

Blayne Finlay

Mayor Pro Tem

Jim Folse

Councilman

Bradley Westmoreland

Councilwoman

Becca Sitz

Councilwoman

Floyce Brown

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

CALL TO ORDER

Meeting called to Order at 4:00 pm by Mayor Robert K. Nelson.

CERTIFICATION OF QUORUM

Quorum certified.

PRESENT

Mayor Robert K. Nelson
 Councilwoman Floyce Brown
 Mayor Pro Tem Jim Folse
 Councilwoman Becca Sitz
 Councilman Brad Westmoreland
 Councilman Blayne Finlay

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND / OR APPROVAL

1. Review and discuss Utility Rate Study and associated Water and Waste Water rate increases.

Megan Kirkland with NewGen Strategies provided council with a presentation regarding the water and wastewater rate study. The presentation included surrounding area municipalities comparisons of average usage, the city's capital improvement projects, anticipated financial performance under current rates and anticipated financial performance under proposed rates.

2. Presentation and discussion regarding proposed Cottonwood Creek Park plans.

Tim May with EHRA presented council the proposed cottonwood creek park and streetscape design which include a public restroom that was requested. Council asked DC Dunham on progress of development and she replied that the final 4 homes will be done at once but that they are feeling the market for now. Scotty Jone, Finance Director, provided a review of the TIRZ #1 revenue.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion made by Councilman Westmoreland to adjourn, Seconded by Councilwoman Sitz. Voting Yea: Mayor Nelson, Councilwoman Brown, Mayor Pro Tem Folse, Councilwoman Sitz, Councilman Westmoreland, Councilman Finlay. Motion carried and the meeting adjourned at 5:02 pm.

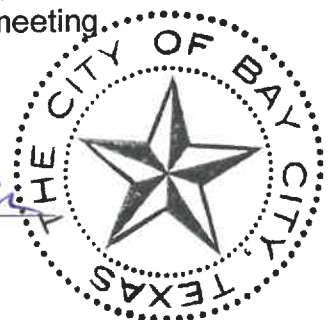
PASSED AND APPROVED, this 12th day of July 2022.



ROBERT K. NELSON, MAYOR
 CITY OF BAY CITY, TEXAS



JEANNA THOMPSON
 CITY SECRETARY



City of Bay City
Financial Statement
Tax Increment Reinvestment Zone #1
September 30, 2022

TIRZ 1		Notes:
Beginning Fund Balance 10-1-21	95,931.03	
Revenues		
TIRZ # 1 City	46,296.55	
TIRZ # 1 County	28,868.26	
TIRZ # 1 Hospital	21,034.82	
TIRZ # 1 Port of Bay City	3,826.81	
Total Revenues	100,026.44	
Expenditures		
City Admin Fee 2.5%	2,500.66	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- SAL	25,976.38	
Total Expenditures	28,477.04	
Net Revenue (Expenditures)	71,549.40	
Ending Fund Balance	167,480.43	

Due to TIRZ in FY 2022 (to be collected)			
TIRZ # 1 City		Accounts Receivable	
TIRZ # 1 County		Accounts Receivable	
TIRZ # 1 Hospital		Accounts Receivable	
TIRZ # 1 Port of Bay City		Accounts Receivable	
	-		
Recap of Disbursements FY 2022:			Paid
Sal Holding, LLC	13,976.38	Phase II	1/7/2022
Sal Holding, LLC*	8,650.00	Phase II	4/29/2022 Landscaping
Sal Holding, LLC	3,350.00	Phase II	5/25/2022 Landscaping
	<u>\$ 25,976.38</u>		

*Board approved up to 20,000 to be used on landscape architect on 12-21-21.

Phase II to be completed no later than 9-30-22 per Developer Agreement.

City of Bay City
Financial Statement
Tax Increment Reinvestment Zone #2
September 30, 2022

TIRZ 2

Beginning Fund Balance 10-1-21	192,727.89
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Revenues

TIRZ # 2 City	\$71,271.30
TIRZ # 2 County	\$44,447.35
TIRZ # 2 Hospital	\$32,386.50
TIRZ # 2 Port of Bay City	\$5,891.99
Total Revenues	153,997.14

Expenditures

City Admin Fee 2.5%	3,849.93	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- BCCDC*	190,000.00	Schulman Parking Lot
Total Expenditures	193,849.93	<i>Board approved \$2,845,190.62 on May 18, 2018</i>
Net Revenue (Expenditures)	(39,852.79)	<i>Reimbursement made as funds are available and receipts are verified</i>

Ending Fund Balance	152,875.10
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Due to TIRZ in FY 2022 (to be collected)

TIRZ # 2 City	Accounts Receivable
TIRZ # 2 County	Accounts Receivable
TIRZ # 2 Hospital	Accounts Receivable
TIRZ # 2 Port of Bay City	Accounts Receivable

\$0.00

*Balance Due BCCDC	2,354,462.69
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**City of Bay City
Financial Statement
Tax Increment Reinvestment Zone #1
December 31, 2022**

TIRZ 1 Notes:
Beginning Fund Balance 10-1-22 167,480.43

Revenues

TIRZ # 1 City		
TIRZ # 1 County		
TIRZ # 1 Hospital		
TIRZ # 1 Port of Bay City		
Total Revenues	-	

Expenditures

City Admin Fee 2.5%	-	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- SAL	-	
Total Expenditures	-	
Net Revenue (Expenditures)	-	

Ending Fund Balance 167,480.43

Due to TIRZ in FY 2023 (to be collected)		
TIRZ # 1 City	71,917.33	Accounts Receivable
TIRZ # 1 County	43,229.75	Accounts Receivable
TIRZ # 1 Hospital	32,530.02	Accounts Receivable
TIRZ # 1 Port of Bay City	5,617.44	Accounts Receivable
	153,294.54	
Recap of Disbursements FY 2023:		
Sal Holding, LLC	-	Phase II Paid
	\$ -	

**Board approved up to 20,000 to be used on landscape architect on 12-21-21.*

Phase II to be completed no later than 9-30-22 per Developer Agreement.

Total After TIRZ Deposits **320,774.97**

City of Bay City
Financial Statement
Tax Increment Reinvestment Zone #2
December 31, 2022

TIRZ 2

Beginning Fund Balance 10-1-22	152,875.10
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Revenues

TIRZ # 2 City	
TIRZ # 2 County	
TIRZ # 2 Hospital	
TIRZ # 2 Port of Bay City	
Total Revenues	-

Expenditures

City Admin Fee 2.5%		Development Financing Agreement 9-4-17
City - Legal Fees		
Developer Reimbursement- BCCDC*		Schulman Parking Lot
Total Expenditures	-	<i>Board approved \$2,845,190.62 on May 18, 2018 Reimbursement made as funds are available and receipts are verified</i>
Net Revenue (Expenditures)	-	

Ending Fund Balance	152,875.10
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Due to TIRZ in FY 2023 (to be collected)

TIRZ # 2 City	\$72,268.19	Accounts Receivable
TIRZ # 2 County	\$43,413.65	Accounts Receivable
TIRZ # 2 Hospital	\$32,668.40	Accounts Receivable
TIRZ # 2 Port of Bay City	\$5,641.34	Accounts Receivable
	\$153,991.58	

*Balance Due BCCDC	2,354,462.69
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Total After TIRZ Deposits	\$306,866.68
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City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2022



**CITY OF BAY CITY, TEXAS
WWW.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.

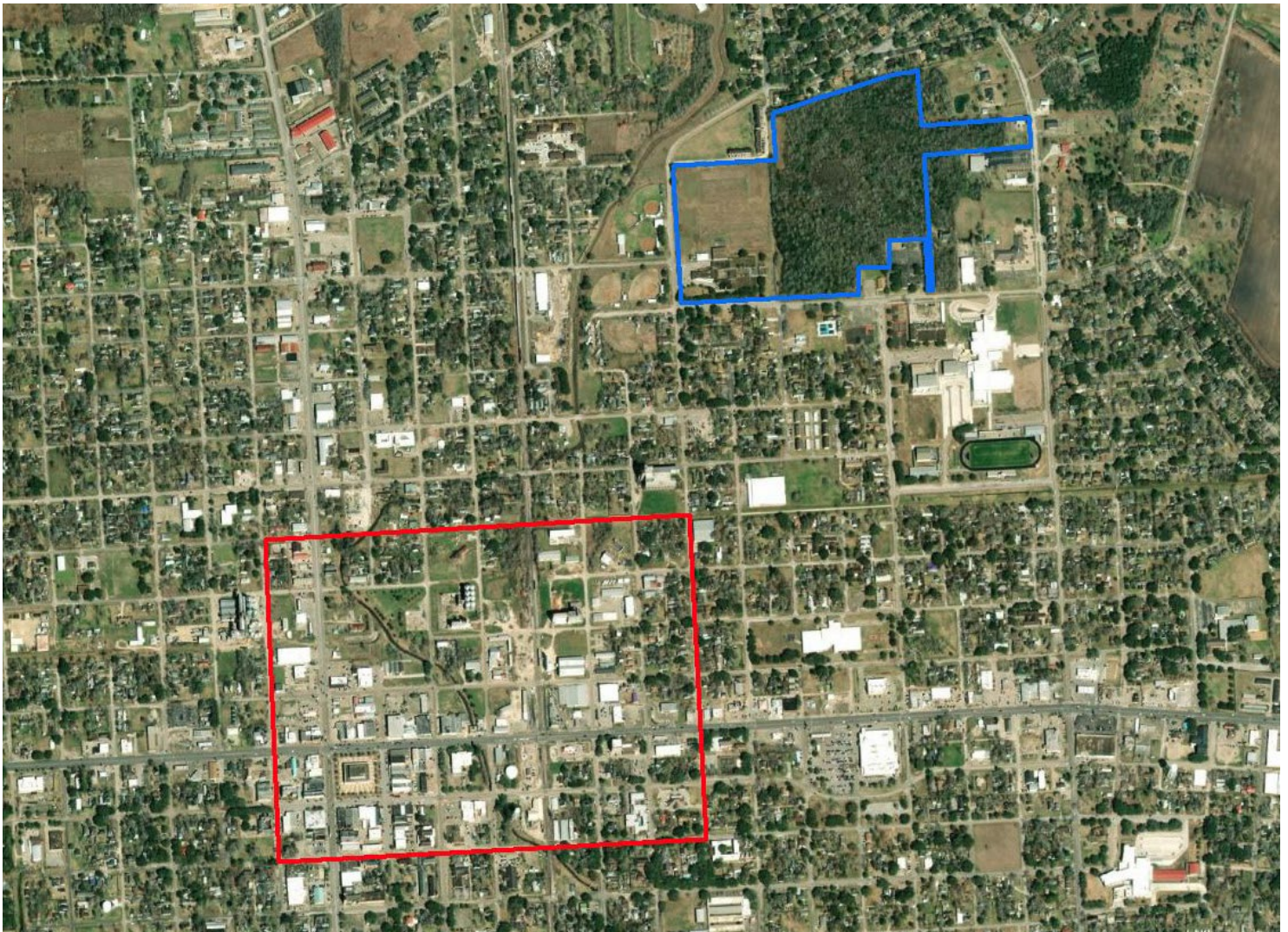


BAY CITY TAX INCREMENT REINVESTMENT ZONE #1 & 1A

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 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

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 2021 was \$31,166,556 generating \$7,290,796 in captured appraised value, resulting in \$100,026 in revenue for TIRZ #1 collected in FY2022. In FY2022 TIRZ #1 had \$28,477 expenditures from the fund and the fund balance as of September 30, 2022 was \$167,480.

The taxable value for 2022 was \$35,201,324 generating \$11,325,564 in captured appraised value, resulting in \$153,295 in revenue for TIRZ #1 to be collected in FY2023.

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

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



BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$46,296
Matagorda Cty	0.39974	29%	\$28,868
Matagorda Cty Hospital	0.29127	21%	\$21,035
Port of Bay City	0.05299	4%	\$3,827
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
TOTAL	1.37900	100.00%	\$100,026

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
2021 Tax Year	
<u>Real Property</u>	
City of Bay City	\$31,166,556
Matagorda Cty	\$30,710,992
Matagorda Cty Hospital	\$30,710,992
Port of Bay City	\$30,710,992
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$7,290,796
Matagorda Cty	\$7,221,760
Matagorda Cty Hospital	\$7,221,760
Port of Bay City	\$7,221,760
Incremental Revenue Collected in FY 2022	
<u>Real Property</u>	
City of Bay City	\$46,296
Matagorda Cty	\$28,868
Matagorda Cty Hospital	\$21,035
Port of Bay City	\$3,827
Total	\$100,026




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 & 2A**Board of Directors**

Julie Estlinbaum
(Chairperson)

City Representative

Jim Folse

City 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

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 2021 was \$13,323,019 generating \$11,223,826 in captured appraised value, resulting in \$153,997 revenue for TIRZ #2 collected in FY 2022. In FY 2022 TIRZ #2 had \$193,850 expenditures from the fund and the fund balance as of September 30, 2022 was \$152,875.

The taxable value for 2022 was \$13,480,011 generating \$11,380,818 in captured appraised value, resulting in \$153,992 in revenue for TIRZ #2 to be collected in FY2023.

Tax Increment Revenue Overview- TIRZ 2A (Bold Fox)

The City of Bay City TIRZ #1A base value was established in 2021 with a real property taxable value base of \$16,020.



TIRZ 2

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$71,271
Matagorda Cty	0.39974	29%	\$44,447
Matagorda Cty Hospital	0.29127	21%	\$32,387
Port of Bay City	0.05299	4%	\$5,892
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
TOTAL	1.37900	100.00%	\$153,997

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
2021 Tax Year	
<u>Real Property</u>	
City of Bay City	\$13,323,019
Matagorda Cty	\$13,339,086
Matagorda Cty Hospital	\$13,339,086
Port of Bay City	\$13,339,086
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$11,223,826
Matagorda Cty	\$11,119,064
Matagorda Cty Hospital	\$11,119,064
Port of Bay City	\$11,119,064
Incremental Revenue Collected in FY 2022	
<u>Real Property</u>	
City of Bay City	\$71,271
Matagorda Cty	\$44,447
Matagorda Cty Hospital	\$32,387
Port of Bay City	\$5,892
Total	\$153,997



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

TIRZ 2 A (Bold Fox)

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$0
Matagorda Cty	0.39974	29%	\$0
Matagorda Cty Hospital	0.29127	21%	\$0
Port of Bay City	0.05299	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
TOTAL	1.37900	100.00%	\$0

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
2021 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 2022	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Port of Bay City	\$0
Total	\$0



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 2021 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2022. In FY2022 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2022 was \$0.

The taxable value for 2022 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #3 to be collected in FY 2023.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	90%	0.57150
Matagorda Cty	0.39974	90%	0.35977
Matagorda Cty Hospital	0.29127	90%	0.26214
Port of Bay City	0.05299	0%	0.00000
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.19341

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.57150	48%	\$0
Matagorda Cty	0.35977	30%	\$0
Matagorda Cty Hospital	0.26214	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
TOTAL	1.19341	100.00%	\$0

2017 Base Value	
<u>Real Property</u>	
City of Bay City	\$349,100
Matagorda Cty	\$349,100
Matagorda Cty Hospital	\$349,100
2021 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 2022	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Total	\$0

