



# TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, October 05, 2020 at 4:00 PM

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## VIDEOCONFERENCE MEETING

*This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at [acunningham@cityofdrippingsprings.com](mailto:acunningham@cityofdrippingsprings.com) no later than 4:00 PM on the day the meeting will be held.*

*The TIRZ No. 1 & No. 2 Board respectfully requests that all microphones and webcams be disabled unless you are a member of the Board. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.*

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## Agenda

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/85991887556?pwd=UnVLT2phc2dib2k2Qk5MYk9McHVJdz09>

***Meeting ID:*** 859 9188 7556

***Passcode:*** 690629

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

**Find your local number:** <https://us02web.zoom.us/j/85991887556>

**Join by Skype for Business:** <https://us02web.zoom.us/skype/85991887556>

### CALL TO ORDER AND ROLL CALL

**Board Members:**

Dave Edwards, Chair

Mim James, Vice Chair

Missy Atwood

John McIntosh

Dan O'Brien

Walt Smith

Todd Washburn

Ron Jones (Advisory Board Member)

Bob Richardson (Advisory Board Member)

**Staff, Consultants & Appointed/Elected Officials:**

City Administrator Michelle Fischer  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Mayor Pro Tem Taline Manassian  
TIRZ Project Manager Keenan Smith  
TIRZ Administrator Jon Snyder  
TIRZ Communications Consultant Buie & Co.

**PRESENTATION OF CITIZENS**

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained with in the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By law no action may be taken during Presentation of Citizens.*

**MINUTES**

- 1. Discuss and consider approval of the September 14, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

**BUSINESS**

- 2. Update and discussion regarding the TIRZ Town Center Project Interlocal Agreements related to tasks and deliverables.**
  - a) Real Estate Agreements
  - b) Infrastructure Cost Sharing Agreements
  - c) Plan of Finance
- 3. Presentation, discussion and acceptance of the TIRZ Administrator Q3 Summary & Report. TIRZ Administrator: Jon Snyder, P3Works, LLC**
- 4. Update and possible action regarding the TIRZ Communications Plan.**
  - a) Town Center Communications Plan
  - b) Town Center Website
- 5. Update and discussion regarding TIRZ Priority Projects.**
  - a) Town Center
  - b) Old Fitzhugh Road
  - c) Downtown Parking
  - d) Triangle

**6. Discuss and consider approval of the TIRZ No. 1 & No. 2 Board 2021 Annual Meeting Calendar.**

**EXECUTIVE SESSION**

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

**UPCOMING MEETINGS**

**TIRZ No. 1 & No. 2 Board Meetings**

November 9, 2020 at 4:00 p.m.

December 14, 2020 at 4:00 p.m.

**City Council Meetings**

October 13, 2020 at 6:00 p.m.

October 20, 2020 at 6:00 p.m.

December 8, 2020 at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Board may consider a vote to excuse the absence of any Board Member for absence from this meeting.*

*Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **October 2, 2020 at 1:00 p.m.***

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City Secretary

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



# TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, September 14, 2020 at 4:00 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83833695343?pwd=b0JpTnpnY0tRQUl4K0ptUU9WWkxxQT09>

**Meeting ID:** 838 3369 5343

**Passcode:** 170920

**Dial Toll Free:**

888 475 4499 US Toll-free

877 853 5257 US Toll-free

**Find your local number:** <https://us02web.zoom.us/u/k3rOJ5sxT>

**Join by Skype for Business:** <https://us02web.zoom.us/skype/83833695343>

### CALL TO ORDER AND ROLL CALL

**Board Members present were:**

- Dave Edwards, Chair
- Mim James, Vice Chair
- Missy Atwood
- Dan O'Brien
- Todd Washburn
- Shannon O'Connor (Advisory Board Member)
- Bob Richardson (Advisory Board Member)

**Board Members absent were:**

- John McIntosh
- Walt Smith

**Staff, Consultants and Appointed/Elected Officials present were:**

- City Administrator Michelle Fischer
- City Attorney Laura Mueller
- Communications Director Lisa Sullivan
- City Secretary Andrea Cunningham
- Mayor Pro Tem Taline Manassian
- TIRZ Project Manager Keenan Smith
- TIRZ Communications Consultant Tori Robertson

TIRZ P3 Consultant Darin Smith  
TIRZ Administrator Jon Snyder

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:03 p.m.

Chair Edwards introduced newly appointed Board Member Dan O'Brien.

### **PRESENTATION OF CITIZENS**

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained with in the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By low no action may be taken during Presentation of Citizens.*

No one spoke during Presentation of Citizens.

### **MINUTES**

- 1. Discuss and consider approval of the August 10, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Vice Chair James to approve the August 10, 202 TIRZ No. 1 & No, 2 Board regular meeting minutes. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

### **BUSINESS**

- 2. Update and discussion regarding TIRZ Project Interlocal Agreement Tasks and Deliverables.**

Mayor Pro Tem Manassian presented the item.

#### *a) Real Estate Agreements*

The Committee is continuing work with DSISD and Darin Smith regarding demolition and how this will be handled with either a swap or purchase. Term sheet for DSISD should be available for review by the Board at the next meeting in October. City Staff is in talks with the Library District and their attorneys regarding those agreements.

#### *b) Infrastructure Cost Sharing Agreements*

Heather Mendez and Darin Smith have updated the infrastructure cost data and options and how the cost sharing could work. This information should be available for review and feedback from the Board and Stakeholders at the October meeting.

*c) Plan of Finance*

The Committee has met with Michelle Fischer and City Treasurer Gina Gillis to make sure there are funds for property purchase and assistance for Phase 1 and Phase 1A activities. The Committee will also bring in TIRZ Administrator Jon Snyder to assist with the plan of finance. Keenan Smith added that the refreshed data for infrastructure costs commiserates with numbers presented to the Board in October 2019 and include current cost for items such as labor and materials. Chair James has met with Jon Snyder, Michelle Fischer and Gina Gillis to include an update to revenue projections in the Quarterly TIRZ Cost Report, and the Board will see these updates in the next report to be presented in December.

Darin Smith added that he is drafting the term sheets for Real Estate and Cost Infrastructure Sharing agreements and will share that information with the Committee.

**3. Update and possible action regarding the Town Center Communication Plan and the TIRZ Website.**

Tori Robertson presented the TIRZ Town Center Communication Plan.

The Board directed staff to provide each Board Member with the Communication Plan for feedback to Tori Robertson.

Lisa Sullivan presented the TIRZ Proposed Website.

The Board directed staff to provide the website link and for each member to provide feedback to Lisa Sullivan.

**4. Update and discussion regarding TIRZ Priority Projects.**

Keenan Smith presented the reports on TIRZ Priority Projects.

*a) Town Center*

Bob Richardson spoke regarding the Library District's progress and reported that meetings with the architect are going well and that there is a planned tour of libraries.

*b) Old Fitzhugh Road*

City Staff will continue to work with Keenan Smith and the Board to develop a Request for Proposal/Bid/Qualifications for Grant Services related to the Old Fitzhugh Road Project, and staff can deliver a new RFP within 30 days.

*c) Downtown Parking*

Notice to proceed for survey has been issued and surveys should be completed in December. There will be a Project Goals meeting in October.

*d) Triangle*

This project continues to be on hold due to FEMA and TxDOT.

**5. Update regarding Amendment No. 4 to the Professional Services Agreement between the City of Dripping Springs and Keenan Smith (City Lights Design Alliance) regarding TIRZ Project Management Services.**

Chair Edwards presented the item and updated the Board regarding the agreement which was approved by City Council at the September 8, 2020 regular meeting.

**EXECUTIVE SESSION**

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Board did not meet in Executive Session.

**UPCOMING MEETINGS**

**TIRZ No. 1 & No. 2 Board Meetings**

October 5, 2020 at 4:00 p.m.

November 9, 2020 at 4:00 p.m.

December 14, 2020 at 4:00 p.m.

**City Council Meetings**

September 15, 2020 at 6:00 p.m.

October 13, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30 p.m.)

October 20, 2020 at 6:00 p.m.

**ADJOURN**

A motion was made by Board Member Atwood to adjourn the meeting. Board Member O'Brien seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:55 p.m.



## Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

### City Center Site Infrastructure

Budget Estimate Update - October 1, 2020

### RECAP SHEET - Phase 1, 1A & Parade Way

START DATE OF CONSTRUCTION	PHASE 1, 1A & Parade Way	TOTAL (FY2022-2025)
Total Project Cost - Q3 2022	\$8,663,904	
<b>Total Phased Project Cost</b>		<b>\$8,663,904</b>

GENERAL NOTES/ASSUMPTIONS/QUALIFICATIONS:
1. PHASE 1 - (Includes Library, Town Square and Main Infrastructure Parcels)
2. PHASE 1A - (Includes "All The Civics", City Hall, Civic #3, Main Infrastructure Parcels and Parade Way Extension)
3. PHASE 2 - (Includes DSISD Development & Main Infrastructure Parcels)
4. PHASE 3 - (Includes Round About, Commercial Parcel and Creek Road Signal)
5. Excludes Demolition of Existing Buildings.
6. Includes Escalation at an average rate of 4.4% from FY2020-2024.
7. New Traffic Signal included in Phase 1 and relocated in Phase 3.
8. Land Acquisition of Golden Nail has been excluded from Phase 1.
9. Offsite Wasteline Excluded (Shown in Phase 1; provided by Other).
10. Roadwork Modifications to HWY 290, with the exception of additional streetlight in Phase 1 & relocated streetlight in Phase 3, have been Excluded.
11. Excludes Paving, Sidewalk, Exterior Lighting, Landscaping and Site Furnishings for the Library, Town Square, DSISD Development and Commercial parcels. It is assumed the Site Developer will provide these permanent improvements and are not included in the Infrastructure Parcel costs. However, temporary sidewalks, seeding and irrigation have been included in the estimate for the Library, Town Square, DSISD Development and Commercial parcels.





## Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

### City Center Site Infrastructure

Budget Estimate Update - October 1, 2020

### SUMMARY SHEET - PHASE 1, 1A & Parade Way (FY2020)

DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
1. General Requirements	8.8	ACRE	\$27,414.94	3.1%	\$241,252
2. Demolition	8.8	ACRE	\$5,077.00	0.6%	\$44,678
3. Earthwork	8.8	ACRE	\$46,786.77	5.3%	\$411,724
4. Paving / Roadway	8.8	ACRE	\$158,025.23	18.0%	\$1,390,622
5. Water Distribution	8.8	ACRE	\$41,676.48	4.8%	\$366,753
6. Sanitary Sewer	8.8	ACRE	\$31,019.89	3.5%	\$272,975
7. Storm Drainage	8.8	ACRE	\$33,352.84	3.8%	\$293,505
8. Electrical Distribution & Lighting	8.8	ACRE	\$85,803.71	9.8%	\$755,073
9. Landscaping & Irrigation	8.8	ACRE	\$23,700.00	2.7%	\$208,560
10. Site Furnishings	8.8	ACRE	\$15,901.70	1.8%	\$139,935
<b>Subtotal Construction Cost:</b>	8.8	ACRE	\$468,758.57	53.5%	<b>\$4,125,075</b>
11. General Conditions	8.8	ACRE	\$70,313.79	8.0%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	15.4%	\$1,185,959
13. Bonds & Insurance	8.8	ACRE	\$33,692.02	3.8%	\$296,490
14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	8.1%	\$622,629
<b>Total Construction Cost:</b>	8.8	ACRE	\$778,285.72	88.9%	<b>\$6,848,914</b>

15. Design/Engineering Fees - 6%	8.8	ACRE	\$0.00	0.0%	\$0
16. Testing & Surveying - 2%	8.8	ACRE	\$15,565.71	1.8%	\$136,978
17. Maintenance Equipment - 1%	8.8	ACRE	\$7,782.86	0.9%	\$68,489
18. Procurement Expenses - .5%	8.8	ACRE	\$3,891.43	0.4%	\$34,245
19. PM/Inspection Fees - 4%	8.8	ACRE	\$31,131.43	3.6%	\$273,957
20. Construction Contingency - 5%	8.8	ACRE	\$38,914.29	4.4%	\$342,446
<b>Total Project Cost (FY2020):</b>	8.8	ACRE	\$875,571.43	100.0%	<b>\$7,705,029</b>



Item 2.

# Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

## City Center Site Infrastructure

### Budget Estimate Update - October 1, 2020

#### DETAIL SHEET - PHASE 1, 1A & Parade Way (Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
<b>1. General Requirements</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$27,414.94</b>		<b>\$241,252</b>
SWPP - Silt Fencing (Assumed Entire Limits of a. Construction)	6,389	LF	\$6.00		\$38,334
Temporary Fencing / Barricades (Assumed 50% of b. Entire Perimeter)	3,195	LF	\$15.00		\$47,918
c. Temporary Staging / Laydown Area	1	LS	\$50,000.00		\$50,000
d. Construction Entrance / Exit	1	LS	\$15,000.00		\$15,000
e. Traffic Control	18	MO	\$5,000.00		\$90,000
f. Land Acquisition			Excluded; Assumed Not Required		
<b>2. Demolition</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$5,077.00</b>		<b>\$44,678</b>
a. Clear & Grub Site of Existing Trees, Shrubs, Vegetation	8.8	ACRE	\$1,500.00		\$13,208
b. Remove Buildings			Excluded; Assumed Under Separate Contract		
c. Remove Building Foundation			Excluded; Assumed Under Separate Contract		
d. Remove Existing Track			Excluded, Not Required in Phase 1		
e. Remove Concrete Curb & Gutter	1,847	LF	\$10.00		\$18,470
f. Remove Drive, Parking & Sidewalks	5,778	SY	\$2.25		\$13,000
<b>3. Earthwork</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$46,786.77</b>		<b>\$411,724</b>
a. Excavation at Impervious Paving, Assumed 1' Deep	5,137	CY	\$15.00		\$77,059
b. Excavation at Landscape Beds, Assumed 1' Deep	401	CY	\$15.00		\$6,012
c. Excavation at Detention Pond	7,528	CY	\$15.00		\$112,924
d. Excavation at Building Pads			Excluded; Assumed Under Separate Contract		
e. Grade & Compact	41,807	SY	\$5.00		\$209,033
f. Import Select Fill, Assumed 1' Deep	268	CY	\$25.00		\$6,696
g. Haul-Off Excess Fill			Excluded, No Excess Fill in Phase 1		
<b>4. Paving / Roadway</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$158,025.23</b>		<b>\$1,390,622</b>
<b>Main Parcel</b>					
a. Driveway Paving	78,476	SF			
8" Lime Stabilization, Includes Scarification, Grading & Compaction	8,720	SY	\$8.67		\$75,569
Geogrid	8,720	SY	\$4.00		\$34,878
15" Flexible Base	4,541	CY	\$53.50		\$242,967
PrimeCoat	1,308	GAL	\$4.78		\$6,252
3" Type D Asphalt, HMAc	8,720	SY	\$21.90		\$190,958
Additional Driveway Paving	7,200	SF			
8" Lime Stabilization, Includes Scarification, Grading & Compaction	800	SY	\$8.67		\$6,933
Geogrid	800	SY	\$4.00		\$3,200
15" Flexible Base	417	CY	\$53.50		\$22,292



Item 2.

## Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

### City Center Site Infrastructure

Budget Estimate Update - October 1, 2020

#### DETAIL SHEET - PHASE 1, 1A & Parade Way

(Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
PrimeCoat	120	GAL	\$4.78		\$574
3" Type D Asphalt, HMAC	800	SY	\$21.90		\$17,520
b. Parking Paving	23,135	SF			
6" Lime Stabilization, Includes Scarification, Grading & Compaction	2,571	SY	\$6.50		\$16,709
Geogrid	2,571	SY	\$4.00		\$10,282
6" Flexible Base	1,339	CY	\$21.40		\$28,651
PrimeCoat	386	GAL	\$4.78		\$1,843
2" Type D Asphalt, HMAC	2,571	SY	\$14.60		\$37,530
c. Concrete Sidewalk	7,653	SF			
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	294	SY	\$6.50		\$1,913
4" Thick Compacted Bank Sand	96	CY	\$31.05		\$2,992
Perimeter Formwork	265	LF	\$2.75		\$729
Bar Reinforcing, #3's at 24" O.C.E.W.	1	TON	\$1,200.00		\$1,727
Concrete - (5" THK., 3,500 PSI)	118	CY	\$121.00		\$14,290
Concrete Place and Finish	118	CY	\$15.00		\$1,772
Curing	7,653	SF	\$0.30		\$2,296
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	211	LF	\$8.50		\$1,794
Additional Concrete Sidewalk	1,615	SF			
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	62	SY	\$6.50		\$404
4" Thick Compacted Bank Sand	20	CY	\$31.05		\$631
Perimeter Formwork	56	LF	\$2.75		\$154
Bar Reinforcing, #3's at 24" O.C.E.W.	0	TON	\$1,200.00		\$364
Concrete - (5" THK., 3,500 PSI)	25	CY	\$121.00		\$3,016
Concrete Place and Finish	25	CY	\$15.00		\$374
Curing	1,615	SF	\$0.30		\$485
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	45	LF	\$8.50		\$379
Concrete Sidewalk, City Trails Plan per Transportation	3,000	SF			
d. Master Plan					
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	115	SY	\$6.50		\$750
4" Thick Compacted Bank Sand	38	CY	\$31.05		\$1,173
Perimeter Formwork	104	LF	\$2.75		\$286
Bar Reinforcing, #3's at 24" O.C.E.W.	1	TON	\$1,200.00		\$677



Item 2.

## Dripping Springs Tax Increment Reinvestment Zone (TIRZ) City Center Site Infrastructure Budget Estimate Update - October 1, 2020

### DETAIL SHEET - PHASE 1, 1A & Parade Way (Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
Concrete - (5" THK., 3,500 PSI)	46	CY	\$121.00		\$5,602
Concrete Place and Finish	46	CY	\$15.00		\$694
Curing	3,000	SF	\$0.30		\$900
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	83	LF	\$8.50		\$703
e. Concrete Curb & Gutter, Main Parcel	5,259	LF	\$20.00		\$105,180
e. Concrete Curb & Gutter, Additional Paving	1,357	LF	\$20.00		\$27,140
f. Accessible Concrete Ramps, Main Parcel	36	EA	\$2,500.00		\$90,000
g. Traffic Signal	1	EA	\$325,500.00		\$325,500
Pavement Markings, Roadway and Parking, includes h. restriping Mercer Street	108,811	SF	\$0.75		\$81,608
i. Precast Wheelstops, Main Parcel	8	EA	\$125.00		\$1,000
j. Temporary Sidewalk, 4" Gravel Fill	17,333	SF	\$1.15		\$19,933
<b>5. Water Distribution</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$41,676.48</b>		<b>\$366,753</b>
a. 6" to 8" Water Lines, Allowance	2,435	LF	\$96.00		\$233,760
b. 2" to 4" Water Lines, Allowance	365	LF	\$52.00		\$18,993
c. Connection to Existing 6" Line	1	EA	\$8,000.00		\$8,000
d. Connection to Existing 12" Line	1	EA	\$10,000.00		\$10,000
e. Water Tap	2	EA	\$6,500.00		\$13,000
f. Water Meters	3	EA	\$5,000.00		\$15,000
g. Fire Hydrant, Assembly	8	EA	\$8,500.00		\$68,000
<b>6. Sanitary Sewer</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$31,019.89</b>		<b>\$272,975</b>
a. 4" to 8" Sanitary Sewer Piping, Allowance	1,505	LF	\$75.00		\$112,875
b. Sanitary Manholes, Allowance	2	EA	\$10,800.00		\$21,600
c. Cleanout, Allowance	1	LS	\$128,500.00		\$128,500
d. Sanitary Tie-In Connection	1	EA	\$10,000.00		\$10,000
<b>7. Storm Drainage</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$33,352.84</b>		<b>\$293,505</b>
a. Storm Piping					
18" Storm Piping	270	LF	40.00		\$10,800
24" Storm Piping	2,615	LF	55.00		\$143,825
36" Storm Piping	235	LF	98.00		\$23,030
b. Storm Inlets, Allowance	14	LF	4,000.00		\$56,000
c. Manholes, Allowance	2	EA	\$10,800.00		\$21,600
d. Concrete Headwall for Retention Pond	3	EA	\$12,750.00		\$38,250
<b>8. Electrical Distribution &amp; Lighting</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$85,803.71</b>		<b>\$755,073</b>
a. Switchgear, Allowance	1	EA	\$100,000.00		\$100,000
b. Underground Distribution, Allowance	2,206	LF	\$198.00		\$436,709
c. Lightning Detection System, Allowance				Excluded; Assumed not Required	



Item 2.

## Dripping Springs Tax Increment Reinvestment Zone (TIRZ) City Center Site Infrastructure Budget Estimate Update - October 1, 2020

### DETAIL SHEET - PHASE 1, 1A & Parade Way (Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
d. Junction Boxes for Direct Connect	1	EA	\$250.00		\$250
e. Decorative Luminaires , Allowance	17	EA	\$3,200.00		\$54,400
f. Overhead Electrical, Relocate Existing Poles, Allowance	6	EA	\$12,450.00		\$74,700
g. Underground Communications Distribution, Allowance	1,203	LF	\$74.00		\$89,014
<b>9. Landscaping &amp; Irrigation</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$23,700.00</b>		<b>\$208,560</b>
a. Proposed Trees					
4" Caliper Tree, Live Oak, 15-20', in prepared bed	61	EA	\$1,160.00		\$70,760
b. Shrub, 5 Gallon	36	EA	\$35.00		\$1,260
c. Hydroseeding	28,099	SY	\$1.34		\$37,737
d. Permeant Planting Area, includes sod, mulch, and preparation as needed	10,822	SF	\$6.00		\$64,932
e. Temporary Irrigation	27,266	SY	\$0.25		\$6,816
f. Permeant Irrigation	10,822	SF	\$2.50		\$27,055
<b>10. Site Furnishings</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$15,901.70</b>		<b>\$139,935</b>
a. Fencing, Allowance	1,750	LF	\$37.50		\$65,625
b. Bollards, Allowance	16	EA	\$550.00		\$8,800
c. Benches, Allowance	6	EA	\$2,500.00		\$15,000
d. Bike Rack	2	EA	\$1,255.00		\$2,510
e. Trash Receptacle	6	EA	\$1,500.00		\$9,000
f. Wayfindings Signage	13	EA	\$3,000.00		\$39,000
<b>Subtotal</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$468,758.57</b>	<b>60.23%</b>	<b>\$4,125,075</b>
11. General Conditions	8.8	ACRE	\$70,313.79	9.03%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	17.32%	\$1,185,959
13. Bonds & Insurance	8.8	ACRE	\$33,692.02	4.33%	\$296,490
14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	9.09%	\$622,629
<b>Total Construction Cost</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$778,285.72</b>	<b>100.00%</b>	<b>\$6,848,914</b>



# Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

## City Center Site Infrastructure

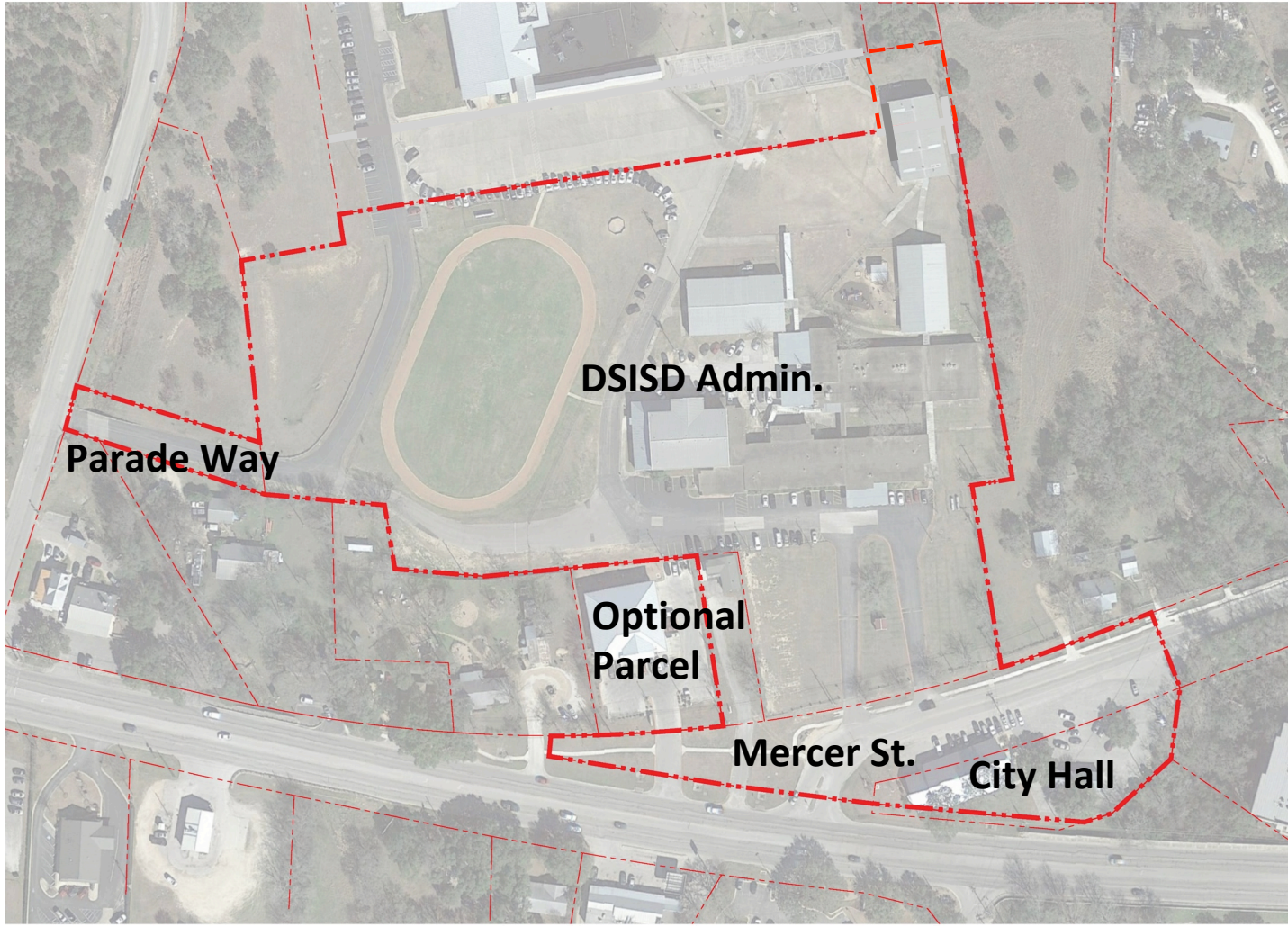
### Budget Estimate Update - October 1, 2020

## MARK-UPS WORKSHEET

I. Construction Costs	% Mark-Up Factor
A. General Conditions	15.0%
B. Estimating & Plan / Design Contingency	25.0%
C. Bonds & Insurance	5.0%
D. General Contractors Fee / Profit	10.0%
<b>A. General Conditions</b>	<b>15.0%</b>
<p>This represents Direct Costs to the Contractor for construction of the project not associated with specialty trades. Supervisory personnel, temporary field office facilities, miscellaneous equipment and construction aids are items typically identified as General Conditions expenses.</p>	
<b>B. Estimating &amp; Plan / Design Contingency</b>	<b>25.0%</b>
<p>An amount allowed for items that may be necessary for construction of the project but are not yet identified in the plans and specifications or are unforeseen, associated with the original project quality and scope. It is not intended to cover increases in quality, scope or escalation. The amount varies from 25% at Feasibility / Program, 20% at Conceptual Design, 15% at Schematic Design, 10% at Design Development, 5% at Construction Documents and 0% at Bid Documents, based on historical and statistical data and industry standards. The estimator is responsible, based on their experience and review of the planning documents, to assign an appropriate value for this item using the percentages above as a guideline.</p>	
<b>C. Bonds &amp; Insurance</b>	<b>5.0%</b>
<p>This item represents the amount the Contractor will pay to secure Performance and Payment Bonds, General Liability Insurance, Builder's Risk Insurance and other protective means during construction of the project. These items are necessary for protection of both the Owner and the Contractor and are typically required by the Financing Entity, State and Local Governing Authorities.</p>	
<b>D. General Contractors Fee / Profit</b>	<b>10.0%</b>
<p>Overhead represents Indirect Costs born by the Contractor for Home Office expenses associated with the project. Items such as Accounting, Submittal Processing, Contracting and Legal Fees fall under this category. Profit represents the amount the Contractor proposes for it's margin after all costs associated with constructing the project are satisfied. This is first and foremost based on risk analysis and secondly on market conditions.</p>	

TIRZ PRIORITY PROJECTS  
**DRIPPING SPRINGS TOWN CENTER**  
Budget Estimate / Update - 08.28.20

*Presentation to*  
TIRZ Board- Regular Meeting  
City of Dripping Springs  
*October 05, 2020*

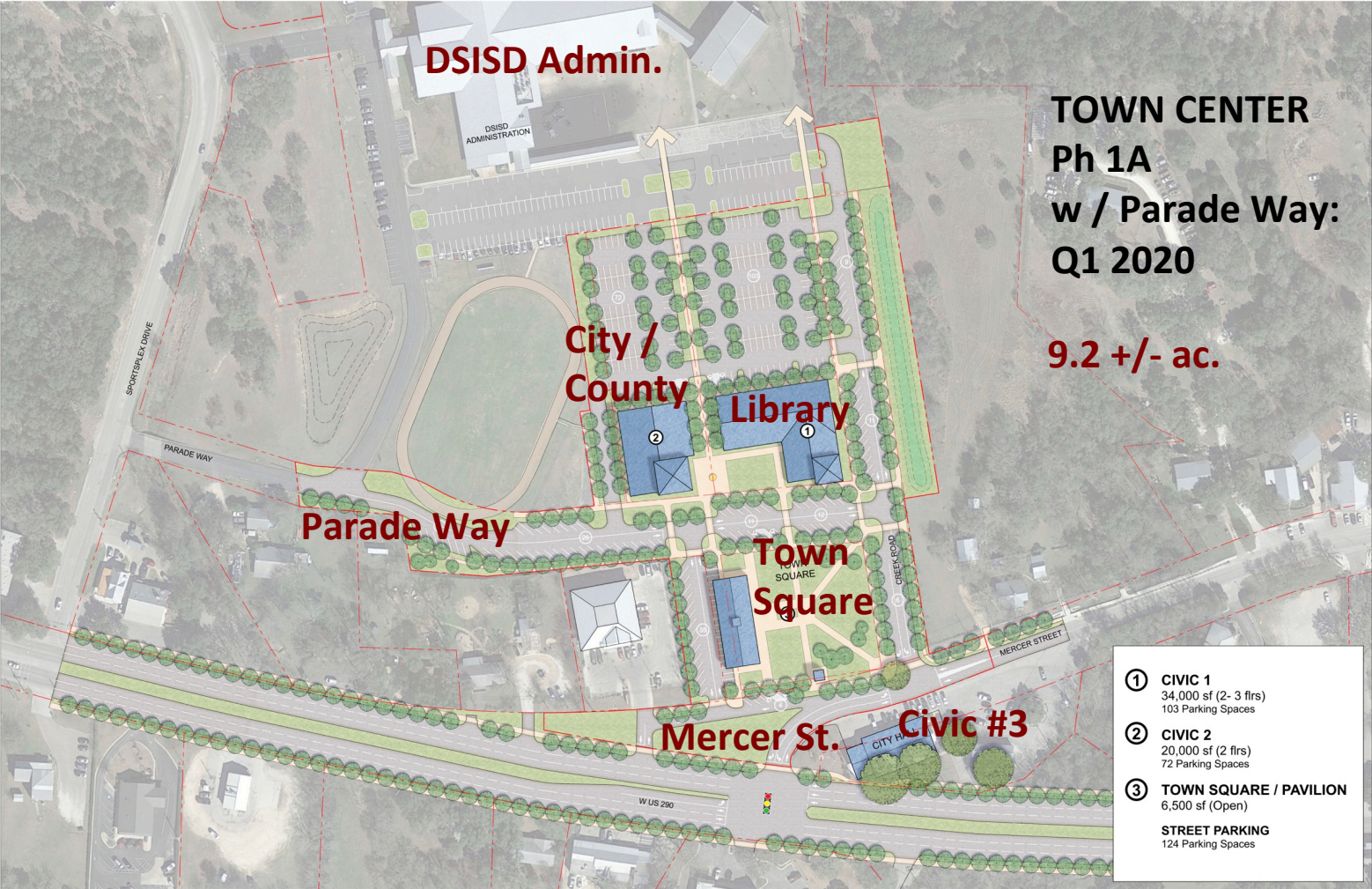


**TOWN CENTER  
Existing Sites:  
Q1 2020**

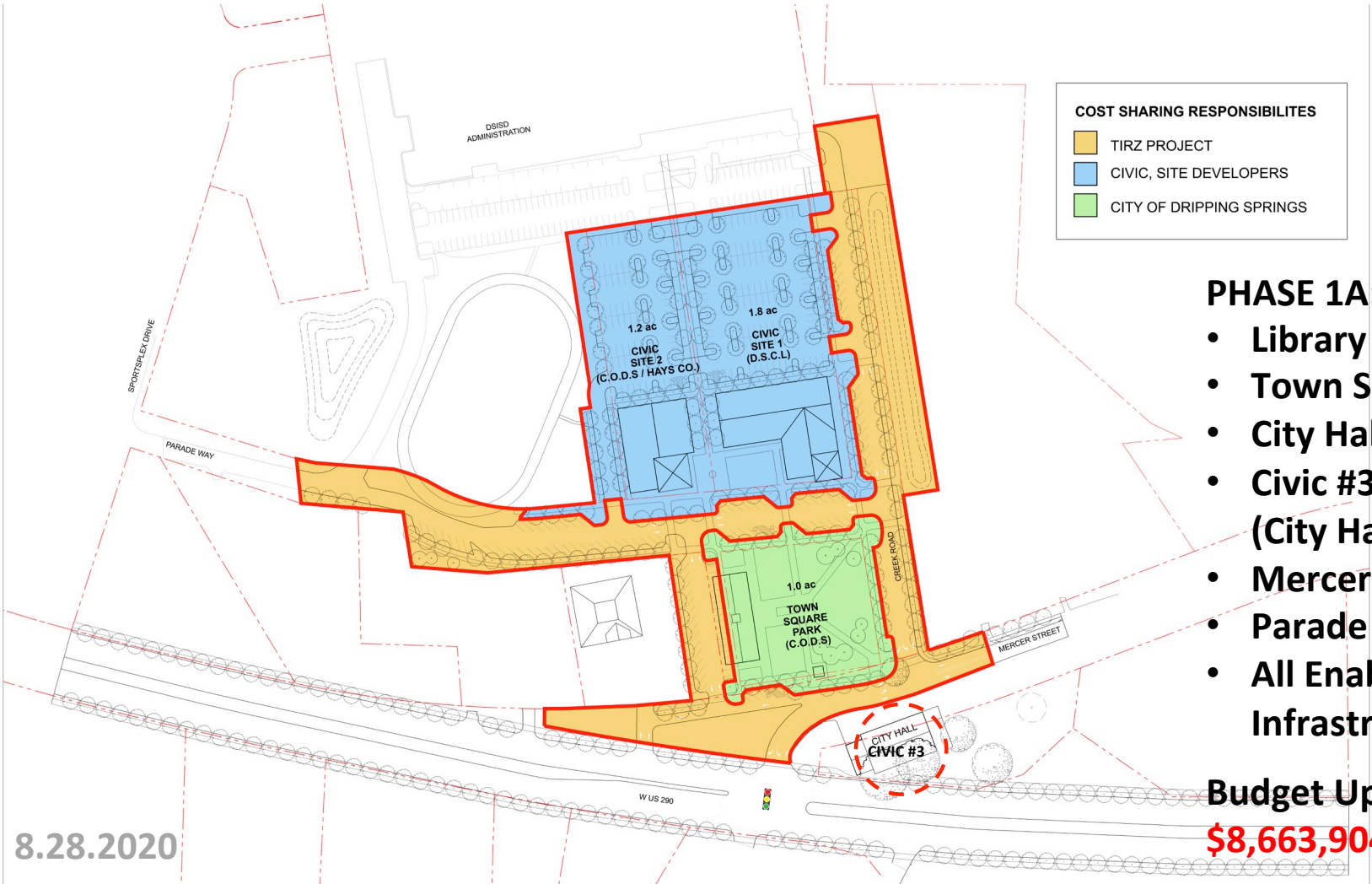
**14.6 +/- ac.**

8.28.2020





8.28.2020



**PHASE 1A: “All Civics”**

- Library Site
- Town Square Site
- City Hall Site
- Civic #3  
(City Hall Re-Use)
- Mercer St. Signal
- Parade Way Ext’n
- All Enabling Infrastructure

**Budget Update:**  
**\$8,663,904 – Q3 2022**

8.28.2020



**Dripping Springs Tax Increment Reinvestment Zone (TIRZ)  
City Center Site Infrastructure  
Budget Estimate Update - October 1, 2020**

**RECAP SHEET - Phase 1, 1A & Parade Way**

START DATE OF CONSTRUCTION	PHASE 1, 1A & Parade Way	TOTAL (FY2022-2025)
Total Project Cost - Q3 2022	\$8,663,904	
<b>Total Phased Project Cost</b>		<b>\$8,663,904</b>

GENERAL NOTES/ASSUMPTIONS/QUALIFICATIONS:
1. PHASE 1 - (Includes Library, Town Square and Main Infrastructure Parcels)
2. PHASE 1A - (Includes "All The Civics", City Hall, Civic #3, Main Infrastructure Parcels and Parade Way Extension)
3. PHASE 2 - (Includes DSISD Development & Main Infrastructure Parcels)
4. PHASE 3 - (Includes Round About, Commercial Parcel and Creek Road Signal)
5. Excludes Demolition of Existing Buildings.
6. Includes Escalation at an average rate of 4.4% from FY2020-2024.
7. New Traffic Signal included in Phase 1 and relocated in Phase 3.
8. Land Acquisition of Golden Nail has been excluded from Phase 1.
9. Offsite Wasteline Excluded (Shown in Phase 1; provided by Other).
10. Roadwork Modifications to HWY 290, with the exception of additional streetlight in Phase 1 & relocated streetlight in Phase 3, have been Excluded.
11. Excludes Paving, Sidewalk, Exterior Lighting, Landscaping and Site Furnishings for the Library, Town Square, DSISD Development and Commercial parcels. It is assumed the Site Developer will provide these permanent improvements and are not included in the Infrastructure Parcel costs. However, temporary sidewalks, seeding and irrigation have been included in the estimate for the Library, Town Square, DSISD Development and Commercial parcels.



**Dripping Springs Tax Increment Reinvestment Zone (TIRZ)  
City Center Site Infrastructure  
Budget Estimate Update - October 1, 2020**

**Construction Costs  
FY 2020**

**SUMMARY SHEET - PHASE 1, 1A & Parade Way (FY2020)**

DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
1. General Requirements	8.8	ACRE	\$27,414.94	3.1%	\$241,252
2. Demolition	8.8	ACRE	\$5,077.00	0.6%	\$44,678
3. Earthwork	8.8	ACRE	\$46,786.77	5.3%	\$411,724
4. Paving / Roadway	8.8	ACRE	\$158,025.23	18.0%	\$1,390,622
5. Water Distribution	8.8	ACRE	\$41,676.48	4.8%	\$366,753
6. Sanitary Sewer	8.8	ACRE	\$31,019.89	3.5%	\$272,975
7. Storm Drainage	8.8	ACRE	\$33,352.84	3.8%	\$298,505
8. Electrical Distribution & Lighting	8.8	ACRE	\$85,803.71	9.8%	\$755,073
9. Landscaping & Irrigation	8.8	ACRE	\$23,700.00	2.7%	\$208,560
10. Site Furnishings	8.8	ACRE	\$15,901.70	1.8%	\$139,935
<b>Subtotal Construction Cost:</b>	8.8	ACRE	\$468,758.57	53.5%	<b>\$4,125,075</b>
11. General Conditions	8.8	ACRE	\$70,313.79	8.0%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	15.4%	\$1,185,959
13. Bonds & Insurance	8.8	ACRE	\$33,692.02	3.8%	\$296,490
14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	8.1%	\$622,629
<b>Total Construction Cost:</b>	8.8	ACRE	\$778,285.72	88.9%	<b>\$6,848,914</b>

15. Design/Engineering Fees - 6%	8.8	ACRE	\$0.00	0.0%	\$0
16. Testing & Surveying - 2%	8.8	ACRE	\$15,565.71	1.8%	\$136,978
17. Maintenance Equipment - 1%	8.8	ACRE	\$7,782.86	0.9%	\$68,489
18. Procurement Expenses - .5%	8.8	ACRE	\$3,891.43	0.4%	\$34,245
19. PM/Inspection Fees - 4%	8.8	ACRE	\$31,131.43	3.6%	\$273,957
20. Construction Contingency - 5%	8.8	ACRE	\$38,914.29	4.4%	\$342,446
<b>Total Project Cost (FY2020):</b>	8.8	ACRE	\$875,571.43	100.0%	<b>\$7,705,029</b>

8.28.2020

Escalation:  
4.4% / yr:  
Q3 2022



8.28.2020



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q3 2020)**

*October 05, 2020*



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**Project Participants**

City of Dripping Springs  
Hays County  
Dripping Springs Independent School District  
Dripping Springs Community Library District



Table 1: Total Cost Summary									
	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Total			
<b>CREATION COSTS</b>									
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-	-	-	-	-
<i>FY 2020*</i>	-	-	-	-	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>
<b>DIRECT EXPENSES</b>									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	146,758	84,610	5,706	-	-	-	-	237,075
<i>FY 2019</i>	-	79,887	2,450	2,180	18,182	-	-	-	102,699
<i>FY 2020*</i>	-	40,250	2,050	-	11,678	-	-	-	53,978
	<b>\$ -</b>	<b>\$ 266,895</b>	<b>\$ 89,110</b>	<b>\$ 7,886</b>	<b>\$ 29,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,752</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	75,357	43,446	2,930	-	-	-	-	121,733
<i>FY 2019</i>	-	76,728	2,353	2,094	17,463	-	-	-	98,639
<i>FY 2020*</i>	-	104,367	5,316	-	30,281	-	-	-	139,964
	<b>\$ -</b>	<b>\$ 256,453</b>	<b>\$ 51,114</b>	<b>\$ 5,024</b>	<b>\$ 47,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 360,336</b>
<b>MARKET/P3 STUDY EXPENSES</b>									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	22,870	-	-	-	-	-	-	22,870
<i>FY 2019</i>	-	37,455	-	-	-	-	-	-	37,455
<i>FY 2020*</i>	-	42,805	-	-	-	-	-	-	42,805
	<b>\$ -</b>	<b>\$ 103,130</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103,130</b>
<b>TOTAL EXPENSES</b>									
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	244,985	128,056	8,636	-	-	-	-	381,678
<i>FY 2019</i>	-	194,071	4,803	4,274	35,645	-	-	-	238,793
<i>FY 2020*</i>	-	187,422	7,366	-	41,960	-	-	-	236,747
	<b>\$ 60,971</b>	<b>\$ 626,478</b>	<b>\$ 140,225</b>	<b>\$ 12,910</b>	<b>\$ 77,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 918,189</b>

\* Invoices received as of 9/30/2020



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
<b>Cost Participation</b>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>CREATION COSTS</b>					
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020*	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>



Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020*	13,417	13,417	13,417	-	40,250
	<u>\$ 88,965</u>	<u>\$ 88,965</u>	<u>\$ 88,965</u>	<u>\$ -</u>	<u>\$ 266,895</u>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020*	34,789	34,789	34,789	-	104,367
	<u>\$ 85,484</u>	<u>\$ 85,484</u>	<u>\$ 85,484</u>	<u>\$ -</u>	<u>\$ 256,453</u>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020*	14,554	-	-	28,251	42,805
	<u>\$ 35,064</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 68,066</u>	<u>\$ 103,130</u>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020*	62,759	48,206	48,206	28,251	187,422
	<u>\$ 209,514</u>	<u>\$ 174,450</u>	<u>\$ 174,450</u>	<u>\$ 68,066</u>	<u>\$ 626,478</u>

\* Invoices received as of 9/30/2020





Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020*	1,025	1,025	-	-	2,050
	<b>\$ 44,555</b>	<b>\$ 44,555</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,110</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020*	2,658	2,658	-	-	5,316
	<b>\$ 25,557</b>	<b>\$ 25,557</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,114</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020*	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020*	3,683	3,683	-	-	7,366
	<b>\$ 70,112</b>	<b>\$ 70,112</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,225</b>

\* Invoices received as of 9/30/2020



Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	1,902	3,804	-	-	5,706
FY 2019	727	1,453	-	-	2,180
FY 2020*	-	-	-	-	-
	<b>\$ 2,629</b>	<b>\$ 5,258</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,886</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	977	1,953	-	-	2,930
FY 2019	698	1,396	-	-	2,094
FY 2020*	-	-	-	-	-
	<b>\$ 1,675</b>	<b>\$ 3,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,024</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020*	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	2,879	5,758	-	-	8,636
FY 2019	1,425	2,849	-	-	4,274
FY 2020*	-	-	-	-	-
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>

\* Invoices received as of 9/30/2020



Table 6: Parking Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020*	11,678	-	-	-	11,678
	<b>\$ 29,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,860</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020*	30,281	-	-	-	30,281
	<b>\$ 47,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,745</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020*	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020*	41,960	-	-	-	41,960
	<b>\$ 77,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,605</b>

\* Invoices received as of 9/30/2020



Table 7: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	-
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$	121,733
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$	98,639
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$	139,964
<b>Total</b>	<b>\$ 219,787</b>	<b>\$ 126,701</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$</b>	<b>360,336</b>



Table 8: Entity Expenditures						
	City	County	Library	DSISD	Total	
<b>CREATION COSTS</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	-	-	-	-	-	
FY 2019	-	-	-	-	-	
FY 2020*	-	-	-	-	-	
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>	
<b>TOWN CENTER</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	81,814	74,039	74,039	15,094	244,985	
FY 2019	64,940	52,205	52,205	24,721	194,071	
FY 2020*	62,759	48,206	48,206	28,251	187,422	
	<b>\$ 209,514</b>	<b>\$ 174,450</b>	<b>\$ 174,450</b>	<b>\$ 68,066</b>	<b>\$ 626,478</b>	
<b>OLD FITZHUGH</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	64,028	64,028	-	-	128,056	
FY 2019	2,402	2,402	-	-	4,803	
FY 2020*	3,683	3,683	-	-	7,366	
	<b>\$ 70,112</b>	<b>\$ 70,112</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,225</b>	
<b>TRIANGLE</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	2,879	5,758	-	-	8,636	
FY 2019	1,425	2,849	-	-	4,274	
FY 2020*	-	-	-	-	-	
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>	
<b>PARKING</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	-	-	-	-	-	
FY 2019	35,645	-	-	-	35,645	
FY 2020*	41,960	-	-	-	41,960	
	<b>\$ 77,605</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,605</b>	
<b>TOTAL EXPENDITURES</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	148,721	143,824	74,039	15,094	381,678	
FY 2019	104,412	57,456	52,205	24,721	238,793	
FY 2020*	108,402	51,889	48,206	28,251	236,747	
	<b>\$ 422,505</b>	<b>\$ 253,169</b>	<b>\$ 174,450</b>	<b>\$ 68,066</b>	<b>\$ 918,189</b>	
<b>CASH CONTRIBUTION</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	146,340	170,000	50,000	-	366,340	
FY 2019**	160,320	120,000	35,000	39,195	354,516	
FY 2020***	115,000	-	65,000	27,546	207,546	
	<b>\$ 482,631</b>	<b>\$ 290,000</b>	<b>\$ 150,000</b>	<b>\$ 66,741</b>	<b>\$ 989,372</b>	
<b>CONTRIBUTION LESS EXPENDITURES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ (2,381)	\$ 26,176	\$ (24,039)	\$ (15,094)	(15,338)	
FY 2019	\$ 55,909	\$ 62,544	\$ (17,205)	\$ 14,475	115,722	
FY 2020	\$ 6,598	\$ (51,889)	\$ 16,794	\$ (705)	(29,201)	
	<b>\$ 60,126</b>	<b>\$ 36,831</b>	<b>\$ (24,450)</b>	<b>\$ (1,325)</b>	<b>\$ 71,183</b>	

\* Invoices received as of 9/30/2020

\*\* Includes Town Center Market Study (\$20,000) and P3 Study (\$84,370 + \$30,000) allocated between City (34%) and School District (66%).

\*\*\* Amounts received from each entity for FY 2020.



Table 9: TIRZ No. 1 - Estimated TIRZ Revenues							
Year	Assessed Value*	Valuation Delta vs Base Year	City Tax Rate (per \$100/AV)	County Tax Rate (per \$100/AV)	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 37,912,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ 10,979,936	\$ 0.1900	\$ 0.4012	\$ 10,431	\$ 22,026	\$ 32,457
FY 2019	\$ 83,591,560	\$ 45,678,957	\$ 0.1900	\$ 0.3899	\$ 43,395	\$ 89,051	\$ 132,446
FY 2020	\$ 107,058,243	\$ 69,145,640	\$ 0.1900	\$ 0.3899	\$ 65,688	\$ 134,799	\$ 200,488
					<b>\$ 119,514</b>	<b>\$ 245,876</b>	<b>\$ 365,391</b>

\*Assessed Value per Hays Central Appraisal District "Assessment Roll Grand Totals Report" printed on 5.26.2020 at 9:03 AM.



Table 10: TIRZ No. 2 - Estimated TIRZ Revenues							
Year	Assessed Value*	Valuation Delta vs Base Year	City Tax Rate (per \$100/AV)	County Tax Rate (per \$100/AV)	City Revenue	County Revenue	Total
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 12,307,670	\$ 6,470,960	\$ 0.1900	\$ 0.4012	\$ 6,147	\$ 12,981	\$ 19,128
FY 2019	\$ 28,732,478	\$ 22,895,768	\$ 0.1900	\$ 0.3899	\$ 21,751	\$ 44,635	\$ 66,386
FY 2020	\$ 48,439,951	\$ 42,603,241	\$ 0.1900	\$ 0.3899	\$ 40,473	\$ 83,055	\$ 123,528
					<b>\$ 68,371</b>	<b>\$ 140,671</b>	<b>\$ 209,043</b>

\*Assessed Value per Hays Central Appraisal District "Assessment Roll Grand Totals Report" printed on 5.22.2020 at 1:16 PM.



Table 11 - Total Cash Position						
	City	County	Library	DSISD	Total	
<b>TOTAL EXPENDITURES</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	148,721	143,824	74,039	15,094	381,678	
FY 2019	104,412	57,456	52,205	24,721	238,793	
FY 2020*	108,402	51,889	48,206	28,251	236,747	
	<b>\$ 422,505</b>	<b>\$ 253,169</b>	<b>\$ 174,450</b>	<b>\$ 68,066</b>	<b>\$ 918,189</b>	
<b>CASH CONTRIBUTION</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	146,340	170,000	50,000	-	366,340	
FY 2019**	160,320	120,000	35,000	39,195	354,516	
FY 2020***	115,000	-	65,000	27,546	207,546	
	<b>\$ 482,631</b>	<b>\$ 290,000</b>	<b>\$ 150,000</b>	<b>\$ 66,741</b>	<b>\$ 989,372</b>	
<b>CONTRIBUTION LESS EXPENDITURES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	(2,381)	26,176	(24,039)	(15,094)	(15,338)	
FY 2019	55,909	62,544	(17,205)	14,475	115,722	
FY 2020	6,598	(51,889)	16,794	(705)	(29,201)	
	<b>\$ 60,126</b>	<b>\$ 36,831</b>	<b>\$ (24,450)</b>	<b>\$ (1,325)</b>	<b>\$ 71,183</b>	
<b>TIRZ NO. 1 REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	10,431	22,026	-	-	32,457	
FY 2019	43,395	89,051	-	-	132,446	
FY 2020	65,688	134,799	-	-	200,488	
	<b>\$ 119,514</b>	<b>\$ 245,876</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 365,391</b>	
<b>TIRZ NO. 2 REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	6,147	12,981	-	-	19,128	
FY 2019	21,751	44,635	-	-	66,386	
FY 2020	40,473	83,055	-	-	123,528	
	<b>\$ 68,371</b>	<b>\$ 140,671</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,043</b>	
<b>TOTAL TIRZ REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	16,578	35,006	-	-	51,585	
FY 2019	65,146	133,686	-	-	198,832	
FY 2020	106,161	217,854	-	-	324,016	
	<b>\$ 187,886</b>	<b>\$ 386,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 574,433</b>	
Less: City Creation Costs	\$ (60,971)	\$ -	\$ -	\$ -	\$ (60,971)	
Less: County Cash Contribution	\$ -	\$ (290,000)	\$ -	\$ -	\$ (290,000)	
Less: Old Fitzhugh	\$ (14,501)	\$ -	\$ -	\$ -	\$ (14,501)	
Less: Downtown Parking	\$ (30,371)	\$ -	\$ -	\$ -	\$ (30,371)	
Less: Triangle	\$ (1,684)	\$ -	\$ -	\$ -	\$ (1,684)	
Remaining TIRZ Revenues	<b>\$ 80,358</b>	<b>\$ 96,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,906</b>	
<b>TOTAL CASH POSITION</b>	<b>\$ 140,484</b>	<b>\$ 133,379</b>	<b>\$ (24,450)</b>	<b>\$ (1,325)</b>	<b>\$ 248,089</b>	

\* Invoices received as of 9/30/2020

\*\* Includes Town Center Market Study (\$20,000) and P3 Study (\$84,370 + \$30,000) allocated between City (34%) and School District (66%).

\*\*\* Amounts received from each entity for FY 2020.

\*\*\*\*



Table 12 - Breakdown of TIRZ Eligible Reimbursements					
Reimbursement to Stakeholders					
	TIRZ No. 1		TIRZ No. 2		Total
Total TIRZ Revenue (Through FY 2020)	\$	365,391	\$	209,043	\$ 574,433
Less: City Creation Costs	\$	(30,485)	\$	(30,485)	\$ (60,971)
Less: County Contributions	\$	(237,578)	\$	(52,422)	\$ (290,000)
Less: Town Center*	\$	-	\$	-	\$ -
Less: Old Fitzhugh - City	\$	(14,501)	\$	-	\$ (14,501)
Less: Triangle - City	\$	(668)	\$	(1,017)	\$ (1,684)
Less: Parking - City	\$	(12,038)	\$	(18,333)	\$ (30,371)
<b>TIRZ Funds Available for Reimbursement</b>	<b>\$</b>	<b>70,120</b>	<b>\$</b>	<b>106,786</b>	<b>\$ 176,906</b>

\*Reimbursements are "turned off" for Town Center.

**BREAKDOWN OF TIRZ ELIGIBLE REIMBURSEMENTS**

<b>Creation Costs (Total Costs)</b>	\$	<b>30,485</b>	\$	<b>30,485</b>	\$	<b>60,971</b>
<b>Creation Costs</b>	\$	-	\$	-	\$	-
<i>City (\$60,971 Reimbursed)</i>	\$	-	\$	-	\$	-

<b>Town Center to be Reimbursed</b>	\$	<b>339,022</b>	\$	<b>113,007</b>	\$	<b>452,029</b>
<i>City - 33% + 33% of P3/MKT Study</i>	\$	<i>157,135</i>	\$	<i>52,378</i>	\$	<i>209,514</i>
<i>County - 33% (\$174,450 Reimbursed)</i>	\$	-	\$	-	\$	-
<i>Library - 33%</i>	\$	<i>130,837</i>	\$	<i>43,612</i>	\$	<i>174,450</i>
<i>DSISD - 67% of P3/MKT Study</i>	\$	<i>51,049</i>	\$	<i>17,016</i>	\$	<i>68,066</i>

<b>Old Fitzhugh Rd to be Reimbursed</b>	\$	<b>70,112</b>	\$	-	\$	<b>70,112</b>
<i>City - 50% *</i>	\$	<i>70,112</i>	\$	-	\$	<i>70,112</i>
<i>County - 50% (\$70,112 Reimbursed)</i>	\$	-	\$	-	\$	-

<b>Triangle to be Reimbursed</b>	\$	<b>3,228</b>	\$	<b>1,076</b>	\$	<b>4,303</b>
<i>City - 33% **</i>	\$	<i>3,228</i>	\$	<i>1,076</i>	\$	<i>4,303</i>
<i>County - 67% (\$8,607 Reimbursed)</i>	\$	-	\$	-	\$	-

<b>Parking to be Reimbursed</b>	\$	<b>58,204</b>	\$	<b>19,401</b>	\$	<b>77,605</b>
<i>City - 100% ***</i>	\$	<i>58,204</i>	\$	<i>19,401</i>	\$	<i>77,605</i>

<b>Total to be Reimbursed</b>	\$	<b>470,565</b>	\$	<b>133,484</b>	\$	<b>604,050</b>
<i>City (\$60,971 Reimbursed)</i>	\$	<i>288,679</i>	\$	<i>72,855</i>	\$	<i>361,534</i>
<i>County (\$253,169 Reimbursed)</i>	\$	-	\$	-	\$	-
<i>Library</i>	\$	<i>130,837</i>	\$	<i>43,612</i>	\$	<i>174,450</i>
<i>DSISD</i>	\$	<i>51,049</i>	\$	<i>17,016</i>	\$	<i>68,066</i>

\* \$14,501 expected to be reimbursed for Old Fitzhugh Road.

\*\* \$1,684 expected to be reimbursed for the Triangle.

\*\*\* \$30,371 expected to be reimbursed for Parking.



Table 13 - Summary of Cash Position						
	City	County	Library	DSISD	Total	
<b>TOTAL EXPENDITURES</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	148,721	143,824	74,039	15,094	381,678	
FY 2019	104,412	57,456	52,205	24,721	238,793	
FY 2020*	108,402	51,889	48,206	28,251	236,747	
	<b>\$ 422,505</b>	<b>\$ 253,169</b>	<b>\$ 174,450</b>	<b>\$ 68,066</b>	<b>\$ 918,189</b>	
<b>CASH CONTRIBUTION</b>						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971	
FY 2018	146,340	170,000	50,000	-	366,340	
FY 2019**	160,320	120,000	35,000	39,195	354,516	
FY 2020***	115,000	-	65,000	27,546	207,546	
	<b>\$ 482,631</b>	<b>\$ 290,000</b>	<b>\$ 150,000</b>	<b>\$ 66,741</b>	<b>\$ 989,372</b>	
<b>CONTRIBUTION LESS EXPENDITURES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	(2,381)	26,176	(24,039)	(15,094)	(15,338)	
FY 2019	55,909	62,544	(17,205)	14,475	115,722	
FY 2020	6,598	(51,889)	16,794	(705)	(29,201)	
	<b>\$ 60,126</b>	<b>\$ 36,831</b>	<b>\$ (24,450)</b>	<b>\$ (1,325)</b>	<b>\$ 71,183</b>	
<b>TIRZ NO. 1 REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	10,431	22,026	-	-	32,457	
FY 2019	43,395	89,051	-	-	132,446	
FY 2020	65,688	134,799	-	-	200,488	
	<b>\$ 119,514</b>	<b>\$ 245,876</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 365,391</b>	
<b>TIRZ NO. 2 REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	6,147	12,981	-	-	19,128	
FY 2019	21,751	44,635	-	-	66,386	
FY 2020	40,473	83,055	-	-	123,528	
	<b>\$ 68,371</b>	<b>\$ 140,671</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,043</b>	
<b>TOTAL TIRZ REVENUES</b>						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	16,578	35,006	-	-	51,585	
FY 2019	65,146	133,686	-	-	198,832	
FY 2020	106,161	217,854	-	-	324,016	
	<b>\$ 187,886</b>	<b>\$ 386,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 574,433</b>	
Less: City Creation Costs	\$ (60,971)	\$ -	\$ -	\$ -	\$ (60,971)	
Less: County Cash Contribution	\$ -	\$ (290,000)	\$ -	\$ -	\$ (290,000)	
Less: Old Fitzhugh	\$ (14,501)	\$ -	\$ -	\$ -	\$ (14,501)	
Less: Downtown Parking	\$ (30,371)	\$ -	\$ -	\$ -	\$ (30,371)	
Less: Triangle	\$ (1,684)	\$ -	\$ -	\$ -	\$ (1,684)	
Remaining TIRZ Revenues	<b>\$ 80,358</b>	<b>\$ 96,547</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,906</b>	
<b>TOTAL CASH POSITION</b>	<b>\$ 140,484</b>	<b>\$ 133,379</b>	<b>\$ (24,450)</b>	<b>\$ (1,325)</b>	<b>\$ 248,089</b>	

\* Invoices received as of 9/30/2020

\*\* Includes Town Center Market Study (\$20,000) and P3 Study (\$84,370 + \$30,000) allocated between City (34%) and School District (66%).

\*\*\* Amounts received from each entity for FY 2020.



**Table 14 - FY 2021 Budget and Estimated Ending Cash Balance**

TIRZ NO. 1 REVENUE EXPECTED 1/31/21*	\$ 272,397
TIRZ NO. 2 REVENUE EXPECTED 1/31/21**	\$ 197,541
	<u>\$ 469,938</u>
LESS: FY 2021 BUDGET	\$ (320,000)
<b>REMAINING TIRZ REVENUES CASH ON HAND AT END OF FY 21</b>	<b>\$ 149,938</b>
AVAILABLE CASH AS OF 9/30/2020	\$ 248,089
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 21</b>	<b>\$ 398,026</b>

\*Estimates based on HCAD Estimated Certified Assessed Values dated August 4, 2020. Assumes \$89,249 in City TIRZ No. 1 Revenue and \$183,148 in County TIRZ No. 1 Revenue.

\*\*Estimates based on HCAD Estimated Certified Assessed Values dated August 4, 2020. Assumes \$64,723 in City TIRZ No. 2 Revenue and \$132,818 in County TIRZ No. 2 Revenue.



Table 15: New Assessed Value Calculation

TIRZ Year	Construction Year	TIRZ No. 1						TIRZ No. 2							
		Heritage Home Construction	Heritage Home Price	Heritage Multi-Family Construction	Heritage Multi-Family Price	Value Added	Assessed Value Added	Arrowhead Home Construction	Bunker Ranch Home Construction	Bunker Ranch Condo Construction	Arrowhead Home Price	Bunker Ranch Home Price	Bunker Ranch Condo Price	Value Added	Assessed Value Added
4	2020	-	\$ 300,000	-	\$ 125,000	\$ -	\$ -	-	-	-	\$ 357,338	\$ 523,800	\$ 283,000	\$ -	\$ -
5	2021	-	\$ 309,000	-	\$ 128,750	\$ -	\$ -	50	29	10	\$ 368,058	\$ 539,514	\$ 291,490	\$ 36,963,713	\$ -
6	2022	-	\$ 318,270	-	\$ 132,613	\$ -	\$ -	50	29	10	\$ 379,100	\$ 555,699	\$ 300,235	\$ 38,072,624	\$ 36,963,713
7	2023	-	\$ 327,818	-	\$ 136,591	\$ -	\$ -	50	29	10	\$ 390,473	\$ 572,370	\$ 309,242	\$ 39,214,803	\$ 38,072,624
8	2024	89	\$ 337,653	-	\$ 140,689	\$ 30,051,085	\$ -	50	18	12	\$ 402,187	\$ 589,542	\$ 318,519	\$ 34,543,329	\$ 39,214,803
9	2025	89	\$ 347,782	-	\$ 144,909	\$ 30,952,618	\$ 30,051,085	46	-	-	\$ 414,253	\$ 607,228	\$ 328,075	\$ 19,055,623	\$ 34,543,329
10	2026	89	\$ 358,216	100	\$ 149,257	\$ 46,806,850	\$ 30,952,618	-	-	-	\$ 426,680	\$ 625,445	\$ 337,917	\$ -	\$ 19,055,623
11	2027	89	\$ 368,962	-	\$ 153,734	\$ 32,837,632	\$ 46,806,850	-	-	-	\$ 439,481	\$ 644,208	\$ 348,054	\$ -	\$ -
12	2028	89	\$ 380,031	-	\$ 158,346	\$ 33,822,761	\$ 32,837,632	-	-	-	\$ 452,665	\$ 663,534	\$ 358,496	\$ -	\$ -
13	2029	89	\$ 391,432	-	\$ 163,097	\$ 34,837,444	\$ 33,822,761	-	-	-	\$ 466,245	\$ 683,440	\$ 369,251	\$ -	\$ -
14	2030	61	\$ 403,175	-	\$ 167,990	\$ 24,593,670	\$ 34,837,444	-	-	-	\$ 480,232	\$ 703,943	\$ 380,328	\$ -	\$ -
15	2031	-	\$ 415,270	-	\$ 173,029	\$ -	\$ 24,593,670	-	-	-	\$ 494,639	\$ 725,062	\$ 391,738	\$ -	\$ -
16	2032	-	\$ 427,728	-	\$ 178,220	\$ -	\$ -	-	-	-	\$ 509,479	\$ 746,814	\$ 403,490	\$ -	\$ -
17	2033	-	\$ 440,560	-	\$ 183,567	\$ -	\$ -	-	-	-	\$ 524,763	\$ 769,218	\$ 415,595	\$ -	\$ -
18	2034	-	\$ 453,777	-	\$ 189,074	\$ -	\$ -	-	-	-	\$ 540,506	\$ 792,294	\$ 428,063	\$ -	\$ -
19	2035	-	\$ 467,390	-	\$ 194,746	\$ -	\$ -	-	-	-	\$ 556,721	\$ 816,063	\$ 440,905	\$ -	\$ -
20	2036	-	\$ 481,412	-	\$ 200,588	\$ -	\$ -	-	-	-	\$ 573,423	\$ 840,545	\$ 454,132	\$ -	\$ -
21	2037	-	\$ 495,854	-	\$ 206,606	\$ -	\$ -	-	-	-	\$ 590,625	\$ 865,762	\$ 467,756	\$ -	\$ -
22	2038	-	\$ 510,730	-	\$ 212,804	\$ -	\$ -	-	-	-	\$ 608,344	\$ 891,734	\$ 481,789	\$ -	\$ -
23	2039	-	\$ 526,052	-	\$ 219,188	\$ -	\$ -	-	-	-	\$ 626,594	\$ 918,486	\$ 496,242	\$ -	\$ -
24	2040	-	\$ 541,833	-	\$ 225,764	\$ -	\$ -	-	-	-	\$ 645,392	\$ 946,041	\$ 511,129	\$ -	\$ -
25	2041	-	\$ 558,088	-	\$ 232,537	\$ -	\$ -	-	-	-	\$ 664,754	\$ 974,422	\$ 526,463	\$ -	\$ -
26	2042	-	\$ 574,831	-	\$ 239,513	\$ -	\$ -	-	-	-	\$ 684,697	\$ 1,003,655	\$ 542,257	\$ -	\$ -
27	2043	-	\$ 592,076	-	\$ 246,698	\$ -	\$ -	-	-	-	\$ 705,237	\$ 1,033,765	\$ 558,525	\$ -	\$ -
28	2044	-	\$ 609,838	-	\$ 254,099	\$ -	\$ -	-	-	-	\$ 726,395	\$ 1,064,778	\$ 575,281	\$ -	\$ -
29	2045	-	\$ 628,133	-	\$ 261,722	\$ -	\$ -	-	-	-	\$ 748,186	\$ 1,096,721	\$ 592,539	\$ -	\$ -
30	2046	-	\$ 646,977	-	\$ 269,574	\$ -	\$ -	-	-	-	\$ 770,632	\$ 1,129,623	\$ 610,315	\$ -	\$ -



Table 16: TIRZ Revenue Calculations

Fiscal Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ No. 1			TIRZ No. 2			Annual Grand Total
		TIRZ No. 1	TIRZ No. 2	City	County	City	County	Annual Total	City	County	Annual Total	
						Contribution @ 50%	Contribution @ 50%		Contribution @ 50%	Contribution @ 50%		
0	2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2018	\$ 10,979,936	\$ 6,470,960	\$ 0.1900	\$ 0.4012	\$ 10,431	\$ 22,026	\$ 32,457	\$ 6,147	\$ 12,981	\$ 19,128	\$ 51,585
2	2019	\$ 45,678,957	\$ 22,895,768	\$ 0.1900	\$ 0.3899	\$ 43,395	\$ 89,051	\$ 132,446	\$ 21,751	\$ 44,635	\$ 66,386	\$ 198,832
3	2020	\$ 69,145,640	\$ 42,603,241	\$ 0.1900	\$ 0.3899	\$ 65,688	\$ 134,799	\$ 200,488	\$ 40,473	\$ 83,055	\$ 123,528	\$ 324,016
4	2021	\$ 131,858,712	\$ 73,966,086	\$ 0.1900	\$ 0.3899	\$ 125,266	\$ 257,059	\$ 382,324	\$ 70,268	\$ 144,197	\$ 214,465	\$ 596,789
5	2022	\$ 135,814,473	\$ 113,148,782	\$ 0.1900	\$ 0.3899	\$ 129,024	\$ 264,770	\$ 393,794	\$ 107,491	\$ 220,584	\$ 328,075	\$ 721,869
6	2023	\$ 139,888,908	\$ 154,615,869	\$ 0.1900	\$ 0.3899	\$ 132,894	\$ 272,713	\$ 405,608	\$ 146,885	\$ 301,424	\$ 448,309	\$ 853,917
7	2024	\$ 144,085,575	\$ 198,469,149	\$ 0.1900	\$ 0.3899	\$ 136,881	\$ 280,895	\$ 417,776	\$ 188,546	\$ 386,916	\$ 575,461	\$ 993,237
8	2025	\$ 178,459,227	\$ 238,966,552	\$ 0.1900	\$ 0.3899	\$ 169,536	\$ 347,906	\$ 517,443	\$ 227,018	\$ 465,865	\$ 692,884	\$ 1,210,326
9	2026	\$ 214,765,622	\$ 265,191,171	\$ 0.1900	\$ 0.3899	\$ 204,027	\$ 418,686	\$ 622,713	\$ 251,932	\$ 516,990	\$ 768,922	\$ 1,391,635
10	2027	\$ 268,015,441	\$ 273,146,907	\$ 0.1900	\$ 0.3899	\$ 254,615	\$ 522,496	\$ 777,111	\$ 259,490	\$ 532,500	\$ 791,989	\$ 1,569,100
11	2028	\$ 308,893,536	\$ 281,341,314	\$ 0.1900	\$ 0.3899	\$ 293,449	\$ 602,188	\$ 895,637	\$ 267,274	\$ 548,475	\$ 815,749	\$ 1,711,386
12	2029	\$ 351,983,103	\$ 289,781,553	\$ 0.1900	\$ 0.3899	\$ 334,384	\$ 686,191	\$ 1,020,575	\$ 275,292	\$ 564,929	\$ 840,222	\$ 1,860,797
13	2030	\$ 397,380,040	\$ 298,475,000	\$ 0.1900	\$ 0.3899	\$ 377,511	\$ 774,692	\$ 1,152,203	\$ 283,551	\$ 581,877	\$ 865,428	\$ 2,017,632
14	2031	\$ 433,895,111	\$ 307,429,250	\$ 0.1900	\$ 0.3899	\$ 412,200	\$ 845,879	\$ 1,258,079	\$ 292,058	\$ 599,333	\$ 891,391	\$ 2,149,470
15	2032	\$ 446,911,965	\$ 316,652,127	\$ 0.1900	\$ 0.3899	\$ 424,566	\$ 871,255	\$ 1,295,821	\$ 300,820	\$ 617,313	\$ 918,133	\$ 2,213,954
16	2033	\$ 460,319,324	\$ 326,151,691	\$ 0.1900	\$ 0.3899	\$ 437,303	\$ 897,393	\$ 1,334,696	\$ 309,844	\$ 635,833	\$ 945,677	\$ 2,280,373
17	2034	\$ 474,128,903	\$ 335,936,242	\$ 0.1900	\$ 0.3899	\$ 450,422	\$ 924,314	\$ 1,374,737	\$ 319,139	\$ 654,908	\$ 974,047	\$ 2,348,784
18	2035	\$ 488,352,770	\$ 346,014,329	\$ 0.1900	\$ 0.3899	\$ 463,935	\$ 952,044	\$ 1,415,979	\$ 328,714	\$ 674,555	\$ 1,003,269	\$ 2,419,247
19	2036	\$ 503,003,353	\$ 356,394,759	\$ 0.1900	\$ 0.3899	\$ 477,853	\$ 980,605	\$ 1,458,458	\$ 338,575	\$ 694,792	\$ 1,033,367	\$ 2,491,825
20	2037	\$ 518,093,454	\$ 367,086,602	\$ 0.1900	\$ 0.3899	\$ 492,189	\$ 1,010,023	\$ 1,502,212	\$ 348,732	\$ 715,635	\$ 1,064,368	\$ 2,566,580
21	2038	\$ 533,636,258	\$ 378,099,200	\$ 0.1900	\$ 0.3899	\$ 506,954	\$ 1,040,324	\$ 1,547,278	\$ 359,194	\$ 737,104	\$ 1,096,299	\$ 2,643,577
22	2039	\$ 549,645,345	\$ 389,442,176	\$ 0.1900	\$ 0.3899	\$ 522,163	\$ 1,071,534	\$ 1,593,697	\$ 369,970	\$ 759,218	\$ 1,129,188	\$ 2,722,884
23	2040	\$ 566,134,706	\$ 401,125,441	\$ 0.1900	\$ 0.3899	\$ 537,828	\$ 1,103,680	\$ 1,641,508	\$ 381,069	\$ 781,994	\$ 1,163,063	\$ 2,804,571
24	2041	\$ 583,118,747	\$ 413,159,204	\$ 0.1900	\$ 0.3899	\$ 553,963	\$ 1,136,790	\$ 1,690,753	\$ 392,501	\$ 805,454	\$ 1,197,955	\$ 2,888,708
25	2042	\$ 600,612,309	\$ 425,553,980	\$ 0.1900	\$ 0.3899	\$ 570,582	\$ 1,170,894	\$ 1,741,475	\$ 404,276	\$ 829,617	\$ 1,233,894	\$ 2,975,369
26	2043	\$ 618,630,679	\$ 438,320,600	\$ 0.1900	\$ 0.3899	\$ 587,699	\$ 1,206,021	\$ 1,793,720	\$ 416,405	\$ 854,506	\$ 1,270,911	\$ 3,064,630
27	2044	\$ 637,189,599	\$ 451,470,218	\$ 0.1900	\$ 0.3899	\$ 605,330	\$ 1,242,201	\$ 1,847,531	\$ 428,897	\$ 880,141	\$ 1,309,038	\$ 3,156,569
28	2045	\$ 656,305,287	\$ 465,014,324	\$ 0.1900	\$ 0.3899	\$ 623,490	\$ 1,279,467	\$ 1,902,957	\$ 441,764	\$ 906,545	\$ 1,348,309	\$ 3,251,266
29	2046	\$ 675,994,446	\$ 478,964,754	\$ 0.1900	\$ 0.3899	\$ 642,195	\$ 1,317,851	\$ 1,960,046	\$ 455,017	\$ 933,742	\$ 1,388,758	\$ 3,348,804
30	2047	\$ 696,274,279	\$ 493,333,697	\$ 0.1900	\$ 0.3899	\$ 661,461	\$ 1,357,387	\$ 2,018,847	\$ 468,667	\$ 961,754	\$ 1,430,421	\$ 3,449,268

Note: TIRZ No. 2 can only fund 25% of Town Center, Downtown Parking, and Triangle costs. The amounts shown are gross revenues, not revenues subject to the cap.



Table 17: TIRZ Cash Flow

Year No.	Fiscal Year	TIRZ Revenues Available				Projected General Ledger Costs		TIRZ Revenue Surplus/(Shortage)
		TIRZ No. 1	TIRZ No. 2*	Total Annual Revenue	Cumulative Revenue	Annual	Cumulative	
0	2017	\$ -	\$ -	\$ -	\$ -	\$ 60,971	\$ 60,971	\$ (60,971)
1	2018	\$ 32,457	\$ 19,128	\$ 51,585	\$ 51,585	\$ 381,678	\$ 442,648	\$ (391,063)
2	2019	\$ 132,446	\$ 66,386	\$ 198,832	\$ 250,417	\$ 238,793	\$ 681,442	\$ (431,024)
3	2020	\$ 200,488	\$ 123,528	\$ 324,016	\$ 574,433	\$ 320,000	\$ 1,001,442	\$ (427,008)
4	2021	\$ 382,324	\$ 214,465	\$ 596,789	\$ 1,171,222	\$ 320,000	\$ 1,321,442	\$ (150,219)
5	2022	\$ 393,794	\$ 328,075	\$ 721,869	\$ 1,893,091	\$ 320,000	\$ 1,641,442	\$ 251,650
6	2023	\$ 405,608	\$ 448,309	\$ 853,917	\$ 2,747,008	\$ 200,000	\$ 1,841,442	\$ 905,566
7	2024	\$ 417,776	\$ 575,461	\$ 993,237	\$ 3,740,245	\$ 180,000	\$ 2,021,442	\$ 1,718,804
8	2025	\$ 517,443	\$ 692,884	\$ 1,210,326	\$ 4,950,571	\$ 160,000	\$ 2,181,442	\$ 2,769,130
9	2026	\$ 622,713	\$ 768,922	\$ 1,391,635	\$ 6,342,206	\$ 160,000	\$ 2,341,442	\$ 4,000,764
10	2027	\$ 777,111	\$ 12,843	\$ 789,953	\$ 7,132,159	\$ 160,000	\$ 2,501,442	\$ 4,630,718
11	2028	\$ 895,637	\$ -	\$ 895,637	\$ 8,027,796	\$ 160,000	\$ 2,661,442	\$ 5,366,355
12	2029	\$ 1,020,575	\$ -	\$ 1,020,575	\$ 9,048,371	\$ 160,000	\$ 2,821,442	\$ 6,226,930
13	2030	\$ 1,152,203	\$ -	\$ 1,152,203	\$ 10,200,574	\$ 160,000	\$ 2,981,442	\$ 7,219,133
14	2031	\$ 1,258,079	\$ -	\$ 1,258,079	\$ 11,458,653	\$ -	\$ 2,981,442	\$ 8,477,212
15	2032	\$ 1,295,821	\$ -	\$ 1,295,821	\$ 12,754,475	\$ -	\$ 2,981,442	\$ 9,773,033
16	2033	\$ 1,334,696	\$ -	\$ 1,334,696	\$ 14,089,170	\$ -	\$ 2,981,442	\$ 11,107,729
17	2034	\$ 1,374,737	\$ -	\$ 1,374,737	\$ 15,463,907	\$ -	\$ 2,981,442	\$ 12,482,466
18	2035	\$ 1,415,979	\$ -	\$ 1,415,979	\$ 16,879,886	\$ -	\$ 2,981,442	\$ 13,898,445
19	2036	\$ 1,458,458	\$ -	\$ 1,458,458	\$ 18,338,344	\$ -	\$ 2,981,442	\$ 15,356,903
20	2037	\$ 1,502,212	\$ -	\$ 1,502,212	\$ 19,840,556	\$ -	\$ 2,981,442	\$ 16,859,115
21	2038	\$ 1,547,278	\$ -	\$ 1,547,278	\$ 21,387,835	\$ -	\$ 2,981,442	\$ 18,406,393
22	2039	\$ 1,593,697	\$ -	\$ 1,593,697	\$ 22,981,531	\$ -	\$ 2,981,442	\$ 20,000,090
23	2040	\$ 1,641,508	\$ -	\$ 1,641,508	\$ 24,623,039	\$ -	\$ 2,981,442	\$ 21,641,597
24	2041	\$ 1,690,753	\$ -	\$ 1,690,753	\$ 26,313,792	\$ -	\$ 2,981,442	\$ 23,332,350
25	2042	\$ 1,741,475	\$ -	\$ 1,741,475	\$ 28,055,267	\$ -	\$ 2,981,442	\$ 25,073,826
26	2043	\$ 1,793,720	\$ -	\$ 1,793,720	\$ 29,848,987	\$ -	\$ 2,981,442	\$ 26,867,545
27	2044	\$ 1,847,531	\$ -	\$ 1,847,531	\$ 31,696,518	\$ -	\$ 2,981,442	\$ 28,715,076
28	2045	\$ 1,902,957	\$ -	\$ 1,902,957	\$ 33,599,475	\$ -	\$ 2,981,442	\$ 30,618,034
29	2046	\$ 1,960,046	\$ -	\$ 1,960,046	\$ 35,559,521	\$ -	\$ 2,981,442	\$ 32,578,080
30	2047	\$ 2,018,847	\$ -	\$ 2,018,847	\$ 37,578,368	\$ -	\$ 2,981,442	\$ 34,596,927
<b>Total</b>		<b>\$ 34,328,368</b>	<b>\$ 3,250,000</b>	<b>\$ 37,578,368</b>		<b>\$ 2,981,442</b>		

\* TIRZ No. 2 revenue capped at 25% of TIRZ Expenditures for Town Center, Downtown Parking, and Triangle Improvements. The Analysis assumes a total cost of \$13 million of these improvements, thereby capping TIRZ No. 2 revenue at 25% of \$25 million, or \$3,250,000.



# City of Dripping Springs

## Communications Plan for the Town Center Announcement

Presented by Buie & Co.  
September 2020

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### Overview

This communications plan is intended to inform the announcement strategy and timing for the public launch of the Dripping Springs Town Center. The following recommendations are dependent upon all agreements being met among stakeholders necessary to move forward, including Dripping Springs ISD and the Dripping Springs Public Library.

This rollout is contingent upon real estate agreements, infrastructure cost-sharing agreements, professional services agreements and a financing plan. For planning purposes, we have selected a public launch date of Tuesday, December 1. This will be a great way to end the year and build excitement for what's to come, and also allow us to announce in the downtime between Thanksgiving and the holidays. If for any reason this date accelerates or slows, we will adjust our timeline accordingly. This should provide a detailed schedule for consideration in terms of work that needs to be accomplished along the way.

### Goals for Public Launch

We recommend the following goals for your consideration:

- Generate excitement in the Dripping Springs community about the Town Center
- Clearly communicate the community benefits the Town Center will offer residents
- Demonstrate thoughtful planning and financing by the TIRZ board and City, while still holding true to the characteristics and values that make the community unique
- Reiterate that there will be no tax implications to residents in the area
- Educate the public on the mechanism used to fund this project - the TIRZ

### Audiences

The following audiences should remain top-of-mind while developing the rollout plan:

- Drippings Springs TIRZ Board
- Elected officials
- City of Dripping Springs staff
- Consultants and project partners for the TIRZ
- Business and Community Leaders
- Residents and Neighbors



- General Public
- Media

### **Stakeholder Briefings:**

We recommend reaching out to any stakeholders that should be aware of this news via in-person briefings or direct calls from a member or members of the TIRZ board before they read about the news on launch day. These can be done 1:1 or in group settings (Zoom, if needed) depending on the group and/or person. We will develop a comprehensive briefing list in coordination with City staff and the board. Examples may include but are not limited to:

- City Council Members
- Economic Development Council
- Hays County Commissioner, Precinct 4
- Chamber of Commerce Board of Directors and Staff
- Businesses, retail and restaurants in proximity to the proposed Town Center
- Business and community leaders

### **Media Targets**

- Local publications
- Regional print and online, including the Austin American-Statesman and the Austin Business Journal
- Broadcast
- Trade publications
  - Construction
  - Architecture
  - Design

### **Media Protocol**

**The following media protocol is intended to ensure that all communication with media is streamlined and responded to with the same messages.**

- All media inquiries should be directed to Communications Director Lisa Sullivan.
- Lisa will loop in City Administrator Michelle Fischer.
- Michelle will serve as primary spokesperson.
- Depending on the inquiry, Michelle and Lisa may appoint a more appropriate spokesperson, based on the expert on a given topic.
- Other spokespersons may include:
  - Dave Edwards, Chair of the Dripping Springs TIRZ Board
  - Keenan Smith, TIRZ Project Manager
  - Mayor Bill Foulds
  - Michelle Fischer, City Administrator





- A tracker of inquiries and outreach should be kept in order to ensure all media receive responses. This will also help efforts later on down the line when we have future announcements.

## Timeline For Launch

*\*This timeline assumes that all agreements are made by late October and the TIRZ Board is ready to pursue a December 2020 launch.*

- **Week of October 26**
  - Decision is made if all agreements are met, and the TIRZ Board is ready to pursue an early December launch.
    - \*At this time, begin scheduling stakeholder briefings
  - If pieces are still missing and agreements are not made, consider an early 2021 launch date and reevaluate below timeline.
- **Week of November 2**
  - Traditional Media
    - Begin development of media list
    - Begin drafting press release
    - Begin drafting quotes
    - Begin building out press kit and assembling all visuals needed, including logos, photography, renderings and other visuals
    - Lock in December 1 on spokesperson calendars
  - Owned Media
    - Begin drafting blog post for website
    - Begin building Town Center header for Dripping Springs website homepage to link to Dripping Springs Town Center website
    - Continue building out Town Center website
- **Week of November 9 - Week of November 16**
  - Review all materials in development and begin seeking approvals from any necessary stakeholders
  - Assist City staff with creation of social channels; Lisa will run once launch is made
  - At this time, we will also now the outcome of the Has County Bond Election and will factor that in accordingly
- **Week of November 16**
  - Traditional Media
    - Press release is final and approved
    - Pitch to media is final and approved
    - Media list is final
    - Media kit is final with all assets, renderings, visuals, press release, additional quotes, boilerplates, logos



- Spokespeople have cleared calendars for December 1 in preparation for any media interviews
- Owned Media
  - Blog post is final
  - Web assets are ready for homepage takeover
  - Town Center website is ready to launch
  - Template for stakeholder email is final
- **Week of November 23: Thanksgiving holiday**
- **\*\*Tuesday, December 1: Launch Day**
  - Traditional Media
    - Press release sent to all media on list
    - Spokespeople available for interviews
    - Distribution of stakeholder email (using City database)
  - Owned Media
    - Blog post on website
    - Homepage takeover
    - Town Center website live
- **Week of December 7**
  - Continue follow-up with any media that have not covered the news

###



**REQUEST FOR QUALIFICATIONS FOR  
“GRANT WRITING AND MANAGEMENT SERVICES  
OLD FITZHUGH ROAD PROJECT”  
CITY OF DRIPPING SPRINGS, TEXAS**

**Statement of Qualifications Due: October 30, 2020**

**CITY OF DRIPPING SPRINGS, TEXAS****REQUEST FOR QUALIFICATIONS FOR  
“GRANT WRITING SERVICES  
OLD FITZHUGH ROAD PROJECT”  
CITY OF DRIPPING SPRINGS, TEXAS****PUBLIC NOTICE**

Notice is hereby given that the City of Dripping Springs, Texas is soliciting **Statements of Qualifications for Grant Writing and Management Services Old Fitzhugh Road Project.**

Sealed Statements of Qualifications must be submitted in one (1) original, five (5) copies, and one (1) electronic copy in PDF format on a flash drive and shall be delivered to:

City of Dripping Springs, Texas  
Attn: Ginger Faught, Deputy City Administrator  
511 Mercer Street  
Dripping Springs, Texas 78620

In lieu of paper submissions, submissions may be made through electronic submission by email to [gfaught@cityofdrippingsprings.com](mailto:gfaught@cityofdrippingsprings.com) with the subject line “OFR Grant Writing Services”. Documents should be submitted in PDF format. Statements of Qualifications must be submitted **by 4 p.m. on October 30, 2020**, at which time the statements will be publicly opened and read aloud. Statements received after the opening date and time will not be considered.

A pre-proposal meeting will be held on October 23, 2020 at 10 a.m. via Zoom Meeting. This meeting is optional. If interested in participating in the pre-proposal meeting please email [kcampbell@cityofdrippingsprings.com](mailto:kcampbell@cityofdrippingsprings.com) by October 16, 2020. Information to participate in the Zoom Meeting will be provided prior to the meeting to any person who has requested to participate.

If additional information is requested, please email questions to Ginger Faught, Deputy City Administrator at [gfaught@cityofdrippingsprings.com](mailto:gfaught@cityofdrippingsprings.com) with “OFR Grant Writing Services” in the subject line. RFQs may be picked up at the above address or viewed online at the City’s website at [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com).

Ginger Faught  
Deputy City Administrator

Notice to be published on: October 8, 2020.

## PART I GENERAL

1. **PURPOSE:** The City of Dripping Springs, herein after "City", seeks proposals in response to this Request for Qualifications (RFQ) from qualified and experienced grant writing firms/individuals, herein "Proposer", to enter into a professional services agreement for the location and management for grant money and to prepare grant requests.

2. **CITY INFORMATION RELEVANT TO “OLD FITZHUGH ROAD PROJECT GRANT WRITING SERVICES”**

- 2.1 The City employs approximately 35 full-time employees and may have one or more part-time employees, contracted providers, etc.
- 2.2 The City’s population is approximately 3,200.

3. **GRANT WRITING REQUIREMENTS:** The Proposer selected will research and apply for grant applications applicable to the Old Fitzhugh Project that would include road and sidewalk improvements in a historic area.

4. **CLARIFICATION:** For questions or clarifications of specifications, you may contact:

Ginger Faught, Deputy City Administrator  
Email: gfaught@cityofdrippingsprings.com

The individual listed above may be contacted by email for clarifications of the specifications only. No authority is intended or implied that specifications may be amended, or alterations accepted prior to solicitation opening without written approval of the City of Dripping Springs.

5. **PROPOSER REQUIREMENTS:** The opening of a solicitation shall not be construed as the City's acceptance of such as qualified and responsive.

- 5.1 Have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City.
- 5.2 In order to assure the City does not encounter service delays or other unforeseen problems that can occur with out-of-area vendors, Proposer shall be located within Texas and proof of location shall be submitted with the proposal for audit services.

6. **QUALIFICATIONS OF GRANT WRITING FIRM/INDIVIDUAL:** The Proposer shall submit a statement of their qualifications with the proposal for grant writing services. The statement shall include the following:

- 6.1 Whether the firm is a national, regional, or local grant writing firm authorized to operate in the state of Texas.
- 6.2 Identify a minimum of three clients that the firm has provided grant writing services for within the last five years. Provide a contact person and email address for each client.
- 6.3 A resume for each person who will provide grant writing services under the contract.
- 6.4 Provide information as to the firm’s experience and qualifications regarding each category of selection criteria noted below under #7.

6.5 The cost for grant administration and project management services must be included in the proposal submission. Please note that cost is not the sole basis for selection of a service provider, see Selection Criteria below.

## 7. SELECTION CRITERIA

The City will select the "best qualified" grant writing individual/firm to provide the type of services needed by the City. The firm selected must have previous experience in grant writing. The evaluation criteria will include assessment of the following factors:

- 7.1 Years of experience of the persons whose resumes have been submitted under #6.3.
- 7.2 Qualifications of personnel who will work on the grant writing (not otherwise included in the resume).
- 7.3 Knowledge of grant resources and application processes for state, local, and private grants.
- 7.4 The overall satisfaction of other clients with the firm's services.
- 7.5 Cost for grant administration.

8. **AGREEMENT TERM:** The terms of the awarded agreement shall include but not be limited to the following:

The initial term of the resulting agreement shall be from the date of approval for one (1) calendar year. The agreement may be renewed for two (2) additional periods of time, not to exceed twelve (12) months each, provided both parties agree in writing.

The City reserves the right to review the Proposers' performance at the end of the initial term and at the end of each twelve (12) month period and cancel all or part of the agreement or continue the agreement through the next period.

The City will require a Professional Services Agreement signed by the Mayor and the Proposer prior to the commencement of work and then prior to the beginning of each succeeding twelve (12) month term, if any. Such Professional Services Agreement shall include the agreed-upon time frame(s) for completing services, the schedule for payment for services, and such lists as provided by the Proposer of the items and schedules required from City staff to perform services.

If the Proposer fails to perform its duties in a reasonable and competent manner, the City shall give written notice to the Proposer of the deficiencies and the Proposer shall have ten (10) working days to correct such deficiencies. If the Proposer fails to correct the deficiencies within thirty (30) days, the City may terminate the agreement by giving the Proposer written notice of termination and the reason for the termination.

If the agreement is terminated, for any reason, the Proposer shall turn over all records to the City within ten (10) working days.

9. **RESPONSE ACCEPTANCE:** Responses to this solicitation shall be valid for a period of ninety (90) days.

10. **AWARD:** The City reserves the right to enter into an agreement or a purchase order with

a single award, split awards, non-award, or use any combination that best serves the interest and at the sole discretion of the City. Award announcement will be made upon City Council approval of staff recommendation and executed agreement.

11. NON-APPROPRIATION: The resulting Agreement is a commitment of the City's current revenues only. It is understood and agreed the City shall have the right to terminate the Agreement at the end of any City fiscal year if the governing body of the City does not appropriate funds sufficient to purchase the estimated yearly quantities, as determined by the City's budget for the fiscal year in question. The City may affect such termination by giving the Proposer a written notice of termination at the end of its then current fiscal year.

**PART II  
SCHEDULE**

1. SOLICITATION SCHEDULE: It is the City's intention to comply with the following solicitation timeline:

Solicitation released	October 8, 2020
Pre-proposal meeting (optional)	October 23, 2020
Deadline for questions	October 26, 2020
City responses to all questions	October 28, 2020
Responses for solicitation due by 4:00 p.m.	October 30, 2020

All questions regarding the solicitation shall be submitted in writing by 4:00 p.m. on the due date noted above. A copy of all of the questions submitted and the City's response to the questions shall be sent to all persons who obtain a copy of this RFQ from the City of Dripping Springs and who have submitted their contact information to Ginger Faught as an interested person. Questions shall be submitted to the City contact named herein.

The City reserves the right to modify these dates. Notice of date change will be made available to all persons who request to be notified in the event of a date change. Requests for notification shall be made in writing to the Deputy City Administrator.

2. RESPONSE DUE DATE: Signed and sealed responses (the Proposer's statement of its qualifications and the Proposer's proposal for services) are due no later than 4:00 p.m. on the date noted above to the Deputy City Administrator. Responses shall include the original and (5) copies and one electronic copy on a flash drive of the statement of qualifications and proposal. Mail or carry sealed responses to:

By Mail:

City of Dripping Springs  
Attn: Deputy City Administrator  
P.O. Box 384  
Dripping Springs, TX 78620

By FedEx, UPS or Hand Deliver to the front desk to:

City of Dripping Springs  
 Attn: Deputy City Administrator  
 511 Mercer Street  
 Dripping Springs, TX 78620

By Electronic Mail:

[gfaught@cityofdrippingsprings.com](mailto:gfaught@cityofdrippingsprings.com)  
 "OFR Grant Writing Services"  
 PDF format

- 2.1. Responses received after this time and date shall not be considered.
  - 2.2. Sealed responses shall be clearly marked on the outside of packaging with the Solicitation title, due date and "DO NOT OPEN".
  - 2.3. Facsimile or electronically transmitted responses are not acceptable.
  - 2.4. Late responses will be returned to Proposer unopened if return address is provided.
  - 2.5. Responses cannot be altered or amended after opening.
  - 2.6. No response can be withdrawn after opening without written approval from the City for an acceptable reason.
  - 2.7. The City will not be bound by any oral statement or offer made contrary to the written specifications.
3. AGREEMENT NEGOTIATIONS: In establishing an agreement as a result of the solicitation process, the City may:
- 3.1. Review all submittals and determine which Proposers are reasonably qualified for award of the agreement.
  - 3.2. Determine the Proposer whose submittal is most advantageous to the City considering the evaluation criteria.
  - 3.3. Attempt to negotiate with the most responsive Proposer an agreement at fair and reasonable terms, conditions and cost.
  - 3.4. If negotiations are successful, enter into an agreement after approval from the City Council.
  - 3.5. If not successful, formally end negotiations with that Proposer. The City may then select the next most highly qualified Proposer and attempt to negotiate an agreement at fair and reasonable terms, conditions and cost with that Proposer. The City shall continue this process until an agreement is entered into or all negotiations are terminated.
  - 3.6. The City also reserves the right to reject any or all submittals, or to accept any submittal deemed most advantageous, or to waive any irregularities or informalities in the submittal received, and to request additional information if needed. Furthermore, the Proposer selected will be the firm which, in the opinion of City personnel and the City Council, best meets the needs of the City. The decision of the City Council shall be final.



### **PART III SPECIFICATIONS**

1. **SCOPE OF WORK:** Proposer shall provide the following grant writing and management services:
  - 1.1 Review the City's current approved concept plan for the Old Fitzhugh Road Project attached as Attachment "A" including a Shared Use Trail, Pedestrian Amenities; Street Improvements, and Drainage/Stormwater improvements on Old Fitzhugh Road in Dripping Springs, Texas;
  - 1.2 Attend meetings and workshops at City Hall and at any agency that has open grant applications related to this project;
  - 1.3 Assist City staff and project engineer in design of the applications for grants for design services, construction, project management, and engineering grant funds for the project;
  - 1.4 Secure demographic or other data needed for grant applications for this project;
  - 1.5 Provide final Pre-Application and Application Packages to City for review and approval for grants applicable to this project;
  - 1.6 Make presentations to City Council to secure approval of required resolutions to allow submission to any agency with potential grants related to this project;
  - 1.7 Make any revisions required prior to submission of applications to agencies;
  - 1.8 Meet all grant deadlines;
  - 1.9 Provide management of any grants received.
  
2. **REQUIRED ITEMS, SCHEDULES AND IMPACT TO CITY STAFF:** The Deputy City Administrator will be available to assist the successful Proposer by providing information, documentation, and explanations. The preparation of confirmations will be the responsibility of the City and the Proposer.
  
3. **DELIVERABLES:** The successful Proposer shall provide, but not be limited, to the City the following work:
  - 3.1 List of possible grant application from public and private sources related to this project.
  - 3.2 Grant application packages.
  - 3.3 All data and information necessary to apply to complete grant applications.
  
4. **FINAL REPORT:** The successful Proposer shall prepare the substantially complete grant applications by January 31, 2022 with the potential for renewal of services.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

**Submitted By:** Andrea Cunningham, City Secretary

**Board Meeting Date:** October 5, 2020

**Agenda Item Wording:** **Discuss and consider approval of the TIRZ No. 1 & No. 2 Board 2021 Annual Meeting Calendar.**

**Agenda Item Requestor:** Andrea Cunningham, City Secretary

**Summary/Background:** Annually the City prepares the meeting calendar for Boards, Commissions and Committees. The attached calendar for the TIRZ Board considers the approved City of Dripping Springs Holiday Calendar and additional observed holidays by DSISD.

The TIRZ Board meets the 2<sup>nd</sup> Monday of each month at 4:00 p.m. The attached calendar for 2021 meetings has one conflict in October.

**Recommended Board Actions:** Staff recommends approval of the attached calendar with the October regular meeting scheduled for the 3<sup>rd</sup> Monday, October 18, 2021.

**Attachments:**

1. Approved City Hall Holiday Calendar
2. Proposed TIRZ 2021 Meeting Calendar

**Next Steps/Schedule:**

1. Prepare 2021 meeting calendar for review and approval by City Council.
2. Upon City Council approval meetings will be updated on the City website and calendar invites will be forwarded to Board Members.

# 2021

## Holidays

### JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
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### FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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### MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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### APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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### MAY

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### JUNE

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### JULY

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### AUGUST

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### SEPTEMBER

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### OCTOBER

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### NOVEMBER

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### DECEMBER

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### Holidays - City Hall Closures

- January 1 - New Year's Day
- January 18 - Martin Luther King Day
- February 15 - Presidents Day
- May 31 - Memorial Day
- July 5 - Independence Day (observed)
- September 6 - Labor Day
- October 11 - Columbus Day
- November 11 - Veterans Day
- November 25 & 26 - Thanksgiving Day
- December 24 - Christmas Eve
- December 31 - New Year's Eve

### DSISD Holidays & Breaks

- Spring Break, March 15 - 19
- April 2 - Staff/Student Holiday
- Thanksgiving Break, November 23 - 26
- Winter Break, December 20 - January 4

# 2021 TIRZ No. 1 & No. 2 Board

**City Hall Closure, DSISD Break**

**JANUARY**

SUN	MON	TUE	WED	THU	FRI	SAT
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**FEBRUARY**

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**January**

11 - TIRZ @ 4:00 p.m.

**February**

8 - TIRZ @ 4:00 p.m.

**March**

8 - TIRZ @ 4:00 p.m.

**April**

12 - TIRZ @ 4:00 p.m.

**May**

10 - TIRZ @ 4:00 p.m.

**June**

14 - TIRZ @ 4:00 p.m.

**July**

12 - TIRZ @ 4:00 p.m.

**August**

9 - TIRZ @ 4:00 p.m.

**September**

13 - TIRZ @ 4:00 p.m.

**October**

11 - TIRZ @ 4:00 p.m.

**November**

8 - TIRZ @ 4:00 p.m.

**December**

13 - TIRZ @ 4:00 p.m.

*Suggest reschedule of October meeting to October 18, 2021.*

**MARCH**

SUN	MON	TUE	WED	THU	FRI	SAT
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**APRIL**

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**MAY**

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**JUNE**

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**JULY**

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**AUGUST**

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**SEPTEMBER**

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**OCTOBER**

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**NOVEMBER**

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**DECEMBER**

SUN	MON	TUE	WED	THU	FRI	SAT
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