



DRIPPING SPRINGS
Texas

TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, April 10, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Board Members

Dave Edwards, Chair
Taline Manassian, Vice Chair
James Alexander
Missy Atwood
Susan Kimball
Walt Smith
Craig Starcher
Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
TIRZ Project Manager Keenan Smith

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.

MINUTES

- 1. Discuss and consider approval of the March 20, 2023 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

- 2.** Presentation and possible action regarding the TIRZ Administrator Q1 report. *TIRZ Administrator, Jon Snyder (P3 Works)*
- 3.** Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2024 budget recommendation.
- 4.** Update and discussion regarding the Old Fitzhugh Road Project Engineer's Report, and Public and Stakeholder Engagement and Outreach.

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

May 8, 2023, at 4:00 p.m.

June 12, 2023, at 4:00 p.m.

July 10, 2023, at 4:00 p.m.

City Council Meetings

April 18, 2023, at 6:00 p.m.

May 2, 2023, at 6:00 p.m.

May 16, 2023, 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.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **April 7, 2023, at 9:30 a.m.***

Deputy 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.



DRIPPING SPRINGS
Texas

TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, March 20, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Board Members present were:

Dave Edwards, Chair
Taline Manassian, Vice Chair (arrived @ 4:16 p.m.)
James Alexander
Missy Atwood
Susan Kimball
Walt Smith
Craig Starcher

Board Members absent were:

Bob Richardson (Advisory Member)

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
City Treasurer Shawn Cox
Deputy City Secretary Cathy Gieselmann
TIRZ Project Manager Keenan Smith
Mayor Bill Foulds, Jr.

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 within 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. Speakers 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.

No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the February 13, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the February 13, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Atwood seconded the motion which carried unanimously 6 to 0.

Vice Chair Manassian arrived @ 4:16 p.m.

BUSINESS

- 2. Presentation and discussion regarding the Stephenson Building Revised Conceptual Design and Cost Estimates.** *Larry Irsik, Architexas.*

Keenan Smith presented the staff report which is on file. Larry Irsik, Architexas, presented the concept package for the Stephenson Building; he and design staffer, Dana Ridenour, were available for questions.

- 3. Discuss and consider possible action regarding the TIRZ Priority Projects Review Subcommittee report related to Project Status and Proposed New Priority Projects.**

Laura Mueller presented the staff report which is on file; staff recommends approval of Proposed Priority Projects.

A motion was made by Board Member Smith to approve the TIRZ Priority Projects Review Subcommittee report related to Project Status and Proposed New Priority Projects with the consideration of having the Subcommittee communicate further to evaluate the consideration of adding the Library Project at another time. Board Member Kimball seconded the motion which carried unanimously 7 to 0.

- 4. Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2024 budget recommendation.**

Keenan Smith presented the staff report which is on file. It was noted that there was a typographical error on page 37 of the Agenda packet. The Fiscal Year for the “Projected Remaining TIRZ Cash Balance” should read, “FY ‘24”, not ’23.

Members agreed to delay any action on this item until the May 8, 2023, regular meeting. Prior to the meeting, the Subcommittee will meet to ensure sufficient information is available for possible action at the May 8th meeting.

No action was taken on this item.

5. Update and discussion regarding the Old Fitzhugh Road Project Engineer's Report, and Public and Stakeholder Engagement and Outreach.

Keenan Smith presented the staff report which is on file. A come and go public meeting to provide an update on the project has been scheduled for March 29, 2023, from 4 p.m. – 6 p.m., at City Hall, Board members were encouraged to attend. Appropriate notices will be posted should there be quorums present.

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

April 10, 2023, at 4:00 p.m.

May 8, 2023, at 4:00 p.m.

June 12, 2023, at 4:00 p.m.

City Council Meetings

March 21, 2023, at 6:00 p.m.

April 4, 2023, at 6:00 p.m.

April 18, 2023, at 6:00 p.m.

May 2, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Manassian to adjourn the meeting. Board Member Alexander seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 5:43 p.m.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q1 2023)**

April 10, 2023



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			
CREATION COSTS									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023*	-	-	-	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
DIRECT EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	146,758	84,610	5,706	-	-	-	-	237,075
FY 2019	-	79,887	2,450	2,180	18,182	-	-	-	102,699
FY 2020	-	40,250	2,050	-	11,678	-	-	-	53,978
FY 2021	-	16,736	15,018	-	23,095	-	-	-	54,849
FY 2022	-	-	105,208	-	-	-	-	-	105,208
FY 2023*	-	-	80,052	-	-	-	-	-	80,052
	\$ -	\$ 283,632	\$ 289,388	\$ 7,886	\$ 52,955	\$ -	\$ -	\$ -	\$ 633,861
ALLOCATION OF INDIRECT EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	75,357	43,446	2,930	-	-	-	-	121,733
FY 2019	-	76,728	2,353	2,094	17,463	-	-	-	98,639
FY 2020	-	104,367	5,316	-	30,281	-	-	-	139,964
FY 2021	-	27,881	25,018	-	38,474	-	-	-	91,373
FY 2022	-	-	61,586	-	-	-	-	-	61,586
FY 2023*	-	-	36,467	-	-	-	-	-	36,467
	\$ -	\$ 284,335	\$ 174,185	\$ 5,024	\$ 86,218	\$ -	\$ -	\$ -	\$ 549,762
MARKET/P3 STUDY EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	22,870	-	-	-	-	-	-	22,870
FY 2019	-	37,455	-	-	-	-	-	-	37,455
FY 2020	-	42,805	-	-	-	-	-	-	42,805
FY 2021	-	11,380	-	-	-	-	-	-	11,380
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023*	-	-	-	-	-	-	-	-	-
	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,510
TOTAL EXPENSES									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	244,985	128,056	8,636	-	-	-	-	381,678
FY 2019	-	194,071	4,803	4,274	35,645	-	-	-	238,793
FY 2020	-	187,422	7,366	-	41,960	-	-	-	236,747
FY 2021	-	55,998	40,035	-	61,569	-	-	-	157,602
FY 2022	-	-	166,794	-	-	-	-	-	166,794
FY 2023*	-	-	116,518	-	-	-	-	-	116,518
	\$ 60,971	\$ 682,476	\$ 463,572	\$ 12,910	\$ 139,173	\$ -	\$ -	\$ -	\$ 1,359,103

* Invoices received as of 3/31/2023



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
Cost Participation	100.00%	0.00%	0.00%	0.00%	100.00%
CREATION COSTS					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 3/31/2023



Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
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%
DIRECT EXPENSES					
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
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	\$ 94,544	\$ 94,544	\$ 94,544	\$ -	\$ 283,632
ALLOCATION OF INDIRECT EXPENSES					
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
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	\$ 94,778	\$ 94,778	\$ 94,778	\$ -	\$ 284,335
MARKET/P3 STUDY EXPENSES **					
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
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510
TOTAL EXPENSES					
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
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	\$ 228,255	\$ 189,322	\$ 189,322	\$ 75,577	\$ 682,476

* Invoices received as of 3/31/2023

** Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).



Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	42,305	42,305	-	-	84,610
<i>FY 2019</i>	1,225	1,225	-	-	2,450
<i>FY 2020</i>	1,025	1,025	-	-	2,050
<i>FY 2021</i>	7,509	7,509	-	-	15,018
<i>FY 2022</i>	52,604	52,604	-	-	105,208
<i>FY 2023*</i>	40,026	40,026	-	-	80,052
	\$ 144,694	\$ 144,694	\$ -	\$ -	\$ 289,388
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	21,723	21,723	-	-	43,446
<i>FY 2019</i>	1,177	1,177	-	-	2,353
<i>FY 2020</i>	2,658	2,658	-	-	5,316
<i>FY 2021</i>	12,509	12,509	-	-	25,018
<i>FY 2022</i>	30,793	30,793	-	-	61,586
<i>FY 2023*</i>	18,233	18,233	-	-	36,467
	\$ 87,092	\$ 87,092	\$ -	\$ -	\$ 174,185
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	64,028	64,028	-	-	128,056
<i>FY 2019</i>	2,402	2,402	-	-	4,803
<i>FY 2020</i>	3,683	3,683	-	-	7,366
<i>FY 2021</i>	20,018	20,018	-	-	40,035
<i>FY 2022</i>	83,397	83,397	-	-	166,794
<i>FY 2023*</i>	58,259	58,259	-	-	116,518
	\$ 231,786	\$ 231,786	\$ -	\$ -	\$ 463,572

* Invoices received as of 3/31/2023



Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	33.33%	66.67%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	1,902	3,804	-	-	5,706
<i>FY 2019</i>	727	1,453	-	-	2,180
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	977	1,953	-	-	2,930
<i>FY 2019</i>	698	1,396	-	-	2,094
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	2,879	5,758	-	-	8,636
<i>FY 2019</i>	1,425	2,849	-	-	4,274
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

* Invoices received as of 3/31/2023



Table 6: Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	18,182	-	-	-	18,182
<i>FY 2020</i>	11,678	-	-	-	11,678
<i>FY 2021</i>	23,095	-	-	-	23,095
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 52,955	\$ -	\$ -	\$ -	\$ 52,955
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	17,463	-	-	-	17,463
<i>FY 2020</i>	30,281	-	-	-	30,281
<i>FY 2021</i>	38,474	-	-	-	38,474
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 86,218	\$ -	\$ -	\$ -	\$ 86,218
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	35,645	-	-	-	35,645
<i>FY 2020</i>	41,960	-	-	-	41,960
<i>FY 2021</i>	61,569	-	-	-	61,569
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 139,173	\$ -	\$ -	\$ -	\$ 139,173

* Invoices received as of 3/31/2023



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	
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373	
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586	
FY 2023*	\$ 24,717	\$ 11,750	\$ -	\$ -	\$ 36,467	
Total	\$ 337,624	\$ 198,289	\$ 6,680	\$ 7,168	\$ 549,762	

* Invoices received as of 3/31/2023



Table 8: TIRZ No. 1 - TIRZ Revenues						
Year	Total TIRZ Assessed Value [a]	In City Only TIRZ Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 37,912,603	\$ 37,912,603	\$ -	\$ -	\$ -	
FY 2018	\$ 48,892,539	\$ 48,892,539	\$ 15,475	\$ 24,430	\$ 39,906	
FY 2019	\$ 83,566,560	\$ 83,566,560	\$ 37,923	\$ 99,001	\$ 136,924	
FY 2020	\$ 107,588,343	\$ 107,588,343	\$ 65,688	\$ 147,608	\$ 213,296	
FY 2021	\$ 129,011,979	\$ 129,011,979	\$ 86,477	\$ 191,855	\$ 278,332	
FY 2022	\$ 137,163,217	\$ 137,163,217	\$ 94,288	\$ 191,901	\$ 286,189	
FY 2023 [b] [c]	\$ 209,120,700	\$ 207,542,350	\$ 121,935	\$ 214,312	\$ 336,246	
			\$ 421,786	\$ 869,107	\$ 1,290,893	

[a] Assessed Value per Hays Central Appraisal District.

[b] Beginning in FY 2023, TIRZ 1 was expanded so that the Base Value for property within the City was increased from \$37,912,603 to \$70,382,980 and so that the Base Value for property outside the City was increased from \$37,912,603 to \$71,961,330.

[c] FY 2023 revenue has not yet been received.



Table 9: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
FY 2023 [b]	\$ 278,986,689	\$ 242,830	\$ 426,797	\$ 669,627	
		\$ 489,180	\$ 954,938	\$ 1,444,118	

[a] Assessed Value per Hays Central Appraisal District.

[b] FY 2023 revenue has not yet been received.



Table 10: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 954,647
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 774,491
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 1,729,137
LESS: CITY REIMBURSEMENT	\$ (382,073)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (340,765)
	\$ (1,258,545)
TOTAL REMAINING TIRZ REVENUE	\$ 470,593

*Revenues received through FY 2022. FY 2023 revenue has not yet been received.



Table 11 - Reimbursements by Entity					
	Contribution		Reimbursed to		Amount to be
	Amount		Date		Reimbursed
Total	\$	1,018,338	\$	917,780	\$ 100,558
<i>City</i>	\$	482,631	\$	382,073	\$ 100,558
<i>County</i>	\$	290,000	\$	290,000	\$ -
<i>Library</i>	\$	174,450	\$	174,450	\$ -
<i>DSISD</i>	\$	71,257	\$	71,257	\$ -



Table 12 - FY 2023 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 3/31/2023 (INCLUDES FY22 TIRZ REVENUE)	\$	470,593
LESS: FY 2023 BUDGET (a)	\$	(573,000)
PLUS: FY 2023 BUDGET SPENT AS OF 3/31/23	\$	116,518
REMAINING FY 2022 BUDGET	\$	(456,482)
ESTIMATED TOTAL CASH POSITION AT END OF FY 23 (EXCLUDING FY23 TIRZ REVENUE)	\$	14,111
ESTIMATED TIRZ NO. 1 REVENUE FOR FY 2023 (NOT YET RECEIVED) (b)	\$	336,246
ESTIMATED TIRZ NO. 2 REVENUE FOR FY 2023 (NOT YET RECEIVED) (b)	\$	669,627
	\$	1,005,873
ESTIMATED TOTAL CASH POSITION AT END OF FY 22 (INCLUDING FY22 TIRZ REVENUE)	\$	1,019,985
USES OF FUNDS AVAILABLE AT END OF FY 23		
Full Reimbursement to City	\$	100,558
MAXIMUM FY 24 Budget	\$	919,426

(a) Assumes FY 2023 expenditures will occur prior to receiving TIRZ revenue paid 1/31/23.



City of Dripping Springs

Post Office Box 384
511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: [TIRZ Project Manager / Keenan Smith](#)

TIRZ Board Meeting Date:	April 06, 2023								
Agenda Item Wording:	TIRZ Budget Analysis- FY '24								
Agenda Item Requestor:	TIRZ Budget SubCommittee								
Board Member Sponsors:	Walt Smith & Craig Starcher								
Summary/Background:									
<p>The "FY '24 Budget Subcommittee" met on 4/5/23 to discuss and refine the Draft FY'23 Budget recommendations.</p> <p>The overall budget approach was reviewed, along with refined analysis of projected cost allocations, and an adjusted scenario of anticipated expenditures. The projected TIRZ Cash Position was reviewed as well, as provided by the most recent TIRZ Administrator's Report (excerpts and adjusted analysis attached), with consideration to the separate but related issue of outstanding Stakeholder Reimbursements.</p> <p>TIRZ Board review and approval of the proposed FY'24 Budget is needed by the May 8, 2023 TIRZ Board meeting, in accordance with the established City Council Budget Submission timelines. See FY 2024 "Final Draft" Budget Scenario summary spreadsheets, summary, and recap (dated 4/4/23), with approach, analysis, and discussion below.</p> <p>Proposed Budget Approach: The proposed TIRZ Budget scenario illustrates the full and continued funding by the TIRZ of the Old Fitzhugh Road PSE's Project (underway) through the FY '24 work period. OFR PSE's budgeted amounts are based on HDR's PSA amounts & projections. Town Center Project planning & feasibility studies in support of alternative sites are also allocated, as sites are identified by the City, and if TIRZ Team support and expertise is sought. Downtown Parking is allocated for engineering PSE's and to coordinate & an updated Concept Plan to integrate the with City's initiatives for the Stephenson Building reuse and Downtown Restrooms and with OFR. An allocation to the Downtown Drainage, Roadways and Sidewalks Study is also provided to investigate and identify a program of comprehensive and integrated infrastructure improvements and solutions for Downtown. Indirect Expenses (Project Management, Administrative, and Miscellaneous) have been scrutinized, with minimal budget allocations proposed.</p> <p>"FY '24 TIRZ Draft Budget" for TIRZ Board discussion and possible approval:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Proposed Project Expenditures:</td> <td style="text-align: right;">\$467,500 (Total Direct Costs)</td> </tr> <tr> <td>Proposed Indirect Expenditures:</td> <td style="text-align: right;">\$ 74,750 (Total Indirect Costs)</td> </tr> <tr> <td></td> <td style="text-align: right;">-----</td> </tr> <tr> <td></td> <td style="text-align: right;">\$542,250 (Grand Total)</td> </tr> </table>		Proposed Project Expenditures:	\$467,500 (Total Direct Costs)	Proposed Indirect Expenditures:	\$ 74,750 (Total Indirect Costs)		-----		\$542,250 (Grand Total)
Proposed Project Expenditures:	\$467,500 (Total Direct Costs)								
Proposed Indirect Expenditures:	\$ 74,750 (Total Indirect Costs)								

	\$542,250 (Grand Total)								

TIRZ Budget Sources*: If approved, it appears likely that the proposed Budget Scenario may be fully funded by the current and anticipated “DS TIRZ Total Cash Position” balance, as shown in the TIRZ Administrator’s Jan ’23 Analysis. Hays CAD projected tax revenues may change and lead to possible future Budget Adjustments or Amendments.

***FY ’24 Budget Analysis Notes:**

1. **FY ’23 Stakeholder Reimbursements:** Remaining Stakeholder Reimbursements (City of Dripping Springs only) in FY’23 should be considered by the Board along with the proposed FY ’23 TIRZ Budget.
2. **Potential FY’23 TIRZ Revenues:** The proposed FY ’24 Budget analysis is based on “Total Cash Position” (Table 10) and “FY 2023 Budget and Estimated Ending Cash Balance” (Table 12) projections from the TIRZ Administrator’s report (January 09, 2023). It assumes the (current) FY ’23 Budget draws down the full FY’23 Budget Amount (\$573,000) prior to the end of the Fiscal Year, producing an available projected TIRZ Ending Cash Balance at the end of FY ’23 (Sep. 30, 2023) of \$647,140. Future TIRZ Revenues, including any FY ’23 TIRZ Revenues (anticipated June-July of 2023) are projected and included in the estimate, and potentially would be collected and be available to fund TIRZ expenditures prior to the end of the FY ’23 Budget cycle (before Sep. 30, 2023).
3. **TIRZ Revenue Projections:** Are based on Hays CAD tax rates and collection estimates, and may vary.

Cost Sharing: If approved, TIRZ Budget is subject to the separate “Cost Sharing & Reimbursement Agreement” ILA which details and governs provisions for the sharing and reimbursement of TIRZ Priority Project Costs, between and amongst the Projects and various Stakeholders.

Staff and the Budget Subcommittee is recommending approval of the proposed FY’24 TIRZ Budget.

Respectfully Submitted:

Keenan E. Smith, AIA
TIRZ Project Manager

April 6, 2023 / 1225 hrs.

4/4/23 FY 2024 Draft TIRZ Budget Scenario

"Budget Subcommittee" - Working Draft 2.0

Projects Scenario : Town Center > Alternative Site(s) + OFR PSE's + Downtown Parking Lot + Dwntrn Infra Plan + Dwntrn Restrooms

1 Civic Center Project:
"Town Center > Alternative Site(s)- TIRZ Team Support Planning & Feasibility Studies"

	approved FY 22	approved FY 23	proposed FY 24
Town Center 2.0 Concept Planning & Feasibility			
Town Center Project Total:	\$ 90,000	\$ 60,000	\$ 60,000

notes
TIRZ Project Team
(if needed & requested)

2 Old Fitzhugh Rd Project:
"OFR PSE's Advanced Continuously per Project Scope & Schedule"

	FY 22	FY 23	proposed FY 24
OFR Project			
Old Fitzhugh Rd PSE's:	\$ 154,000	\$ 448,000	\$ 110,000
Old Fitzhugh Support Tasks:	\$ 38,500	\$ -	\$ -

HDR PSA & Amendments
Total
\$ 712,000 100% PSE's
Cost Estimate 30%: \$6.4M

3 Downtown Parking Project Project:
"Downtown Parking > Update Concept Plan > Advance Parking Lot > PSE's"

	FY 22	FY 23	proposed FY 24
Downtown Pkg Lot Plans Specs & Estimates			
Downtown Parking Project Total:	\$ 10,000	\$ -	\$ 97,500

TIRZ Project Team
Eng. Cost Est. : \$300-400K
"PSE's/ Vision Plan/ Replat"

4 Stephenson Building Project:
"Adaptive Re-Use & Addition: Community / Civic / Cultural Uses"

	FY 22	FY 23	proposed FY 24
Stephenson Project Total:	\$ -	\$ -	\$ -

Current City Project/Budget
Concept Estimate: \$3.1M
"Arch'l Plans" > City Budget

5 Downtown Drainage, Roadways & Sidewalks Planning Study
"Investigate & Propose Comprehensive, Integrated Infrastructure Solutions"

	FY 22	FY 23	proposed FY 24
Downtown Plan Project Total:	\$ -	\$ -	\$ 200,000

Eng. Plan Estimate: \$200K
"RFP: TIRZ + City Eng / PW"

6	Downtown Restrooms "Site & Utilites Survey, Proof of Concept, Entitlements, PSE's & Implementation"				Current City Project/Budget Constr. Estimate: \$300K "TIRZ Surplus > Earmark"
				proposed	
		FY 22	FY 23	FY 24	
	Downtown Restrooms Project Total:	\$ -	\$ -	\$ -	

	Direct Project Budget- Scenario Proposal:	FY 22	FY 23	FY 24	
	Total Direct Project Costs:	\$ 292,500	\$ 508,000	\$ 467,500	Year by Year Comparison

4/4/23 FY 2023 Draft TIRZ Budget Recap

"Budget Subcommittee" - Working Draft 2.0

Projects Scenario : Town Center > Alternative Site(s) + OFR PSE's + Downtown Parking Lot + Downtwn Infra Plan + Downtwn Restrooms

date FY 2023 Proposed TIRZ Budget Recap:

10/1/23	FY 2023 Draft TIRZ Budget Scenario	Direct Project Costs	\$ 467,500	project subtot
10/1/23	TIRZ Project Manager: Amendment #7: KES	allowance	\$ 32,000	FY'23 amt
10/1/23	TIRZ Administrator: P3 Works (Administered by City of DS)	allowance	\$ 16,000	CODS verify
10/1/23	TIRZ Legal Assistance - CODS City Att'y (Administered by City of DS)	(\$12K- dropped)	\$ -	CODS Cost
10/1/23	TIRZ Miscellaneous Consulting (Cost Estimating, Real Estate Svcs, Appraisals, etc. TBD)		\$ 26,750	Allowance
		Indirect Costs:	\$ 74,750	
4/4/23	FY '24 "Budget Subcommittee" - Working Draft 2.0	Direct + Indirect Costs:	\$ 542,250	Grand Total

4/4/23 "FY'24 Budget and Estimated TIRZ Cash Balance- Reconciliation"

Estimated Available TIRZ Cash Balance at End of FY '23*: \$ 647,140
 (*Including projected TIRZ FY'23 Revenue w/ Full Expenditure of FY '23 budget)

TIRZ Admin:
 Jan '23 Rept
 (Table 12)

Less: Full Reimbursement to City: \$ (100,558) (Table 11)
 Less: Proposed FY '24 TIRZ Budget: \$ (542,250)

4/4/23 Projected Remaining TIRZ Cash Balance at End of FY '23: \$ 4,332 surplus (short)