



**NOTICE OF SPECIAL MEETING AND JOINT SPECIAL
WORK SESSION AGENDA LANCASTER CITY COUNCIL AND
LANCASTER TAX INCREMENT FINANCE BOARD
MUNICIPAL CENTER CITY HALL COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Monday, February 5, 2018 - 7:00 PM

7:00 P.M. SPECIAL MEETING:

CALL TO ORDER

1. Discuss and consider a resolution to appoint the Board of Directors for Reinvestment Zone Number One (also known as Tax Increment Reinvestment Zone No. 1).

ADJOURN SPECIAL MEETING

7:30 P.M. JOINT SPECIAL WORK SESSION:

CALL TO ORDER:

*City Council
Tax Increment Finance Board*

1. Discuss and receive a presentation on the Revised Final Project Plan and Reinvestment Zone Financing Plan.

ADJOURN JOINT SPECIAL WORK SESSION

8:15 P.M. SPECIAL MEETING:

CALL TO ORDER

1. Discuss and consider a resolution accepting the proposed Project Plan and Reinvestment Zone Financing Plan that results in an increase in real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value").
2. Consider a resolution approving the terms and conditions of amendment No. 1 to the project specific agreement with Dallas County for water system improvements (Phase I), Roadway, Drainage and Sewer Improvements (Phase II), and hike and bike pedestrian trail improvements (Phase III) on Pleasant Run Road from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits.
3. Discuss and consider annual appointments to City of Lancaster Boards and Commissions.
4. Consider confirmation of nominations made by the Mayor for appointments to the City of Lancaster Zoning Board of Adjustment.

ADJOURNMENT

EXECUTIVE SESSION: The City Council and Tax Increment Finance Board reserve the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on February 2, 2018 @ 5:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore, Council members and Tax Increment Finance Board members.



Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL

City Council Special Meeting

1.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Sound Infrastructure

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and consider a resolution to appoint the Board of Directors for Reinvestment Zone Number One (also known as Tax Increment Reinvestment Zone No. 1).

Background:

At the October 13, 2014 City Council Regular Meeting, Council approved Reinvestment Zone Number One, a Tax Increment Financing District (TIF) to reimburse Dallas County for the cost of design and construction of a 16" water line for the purpose of selling water to the City of Wilmer. As part of that action, it was required to create a TIF Board of Directors.

This is Phase I of the multiphase approach for water system improvements, as well as roadways, drainage, and sewer improvements are Phase II.

On April 7, 2015 the TIF Board met and approved the project plan and reinvestment financing plan. The TIF Board would not have met again had nothing changed and the normal course of development took place within the designated area, allowing for the repayment plan to Dallas County as the area developed.

On December 28, 2017, Dallas County sent a request to revise the TIF/TIRZ plan as result of the revised design and final construction bid cost for the rest of the infrastructure improvements.

Operational Considerations:

The purpose of this item is to appoint some of the members to Tax Increment Financing District (TIF) Board. In accordance with Texas Tax Code, Chapter 311, a Board of Directors shall be appointed within 60 days of the TIF creation. The board of directors will consist of five members. Members of the board are appointed for terms of two years. The previous Board composition was as follows:

1. Jessie Armstead (deceased)
2. Janice Hill (unable to contact)
3. Mayor Pro Tem Lashonjia Harris (no longer serving on City Council)
4. Councilmember Stanley Jaglowski
5. Councilmember Carol Strain-Burk

Nominations have been requested from the City Council members in District 1 and District 3, within which the TIF District was established. Those may be considered as part of the composition of the Board of Directors, if Council so chooses. Councilmember Mejia has requested to fill a vacant position as well as appointing Javier Mejia. Councilmember Strain Burk requests to remain on the Board along with appointing Shirley Crowley to fill the last vacant seat. Councilmember Jaglowski request to remain

on the board.

The City Manager's Office and the Finance Department will coordinate with Dallas County's staff on implementation of funding and reimbursements. To be eligible for appointment to the board, an individual must be a qualified voter of the municipality; or be at least 18 years of age and own real property in the zone or be an employee or agent of a person that owns real property in the zone.

Each year the board of directors of a reinvestment zone shall elect one of its members to serve as the presiding officer for a term of one year. The board of directors may elect an assistant presiding officer to preside in the absence of the presiding officer or when there is a vacancy in the office of presiding officer. The board may elect other officers as it considers appropriate. A member of the Board of Directors of a reinvestment zone is not a public official by virtue of that position.

The Board of Directors of the reinvestment zone shall make recommendations to the governing body of the municipality concerning the administration of Chapter 311 in the zone. The governing body of the municipality by ordinance or resolution may authorize the board to exercise any of the municipality's powers with respect to the administration, management, or operation of the zone or the implementation of the project plan for the zone, except that the governing body may not authorize the board to:

- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

The board of directors of a reinvestment zone and the governing body of the municipality may each enter into agreements as the board or the governing body considers necessary or convenient to implement the project plan and reinvestment zone financing plan and achieve their purposes. An agreement may provide for the regulation or restriction of the use of land by imposing conditions, restrictions, or covenants that run with the land. The board may exercise a power granted to a municipality only with the consent of the governing body of the municipality.

Legal Considerations:

The City Attorney will prepare the resolution upon the appointment of the Board of Directors by the City Council.

Public Information Considerations:

This item is being considered at a Special Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

The creation of the TIF/TIRZ District will provide a mechanism to reimburse Dallas County for the construction of the waterline and other future roadways, drainage, and sewage improvements. Dallas County has agreed in the approved Funding Agreement that the City of Lancaster is not obligated to pay an assessment until there is an increment realized on the District. Additionally, should the entire amount of the construction costs not be recovered by the maturity date, the City's obligation will be considered complete. Dallas County's Major Capital Improvement Program (MCIP) policy allows the allocation of funds for infrastructure associated with economic development. The revised project cost is approximately \$12,938,416 to design and build. The County has provided up-front funding for the project to the City.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution and direct staff.

Recommendation:

Staff recommends approval of the resolution with the following options:

- a) Utilizing the five submitted names;
- b) Appoint five Council members as the Board of Directors;
- c) Appoint any combination of the above

Attachments

Resolution

Res. 2014-12-104

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS APPOINTING A TAX INCREMENT FINANCING DISTRICT (TAX INCREMENT REINVESTMENT ZONE #1) BOARD OF DIRECTORS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lancaster, Texas has previously determined to establish a tax reinvestment zone under Texas Tax Code 311; and

WHEREAS, a need for community involvement in addition to the required reviews has been recommended by the City's consultants; and

WHEREAS, the City Council has determined that it is in the best interest of the City to involve citizens in such an advisory committee; and

WHEREAS, the City Council desires to establish such committee for the purposes of conducting the review as recommended by the City's consultants.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. The Board of Directors of five members is hereby established to perform such periodic review of the elements of the TIF project and financing plan and possible amendments thereof.

- 1.
- 2.
- 3.
- 4.
- 5

SECTION 2. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 3. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 5th day of February, 2018.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

RESOLUTION NO. 2014-12-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS APPOINTING A TAX INCREMENT FINANCING DISTRICT (TAX REINVESTMENT ZONE #1) BOARD OF DIRECTORS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lancaster, Texas has previously determined to establish a tax reinvestment zone under Texas Tax Code 311; and

WHEREAS, a need for community involvement in addition to the required reviews has been recommended by the City's consultants; and

WHEREAS, the City Council has determined that it is in the best interest of the City to involve citizens in such an advisory committee; and

WHEREAS, the City Council desires to appoint such committee for the purposes of conducting the review as recommended by the City's consultants.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS; THAT:

SECTION 1. The Board of Directors of five people is hereby appointed to perform such periodic review of the elements of the TIF project and financing plan and possible amendments thereof.


1. Janice Hill
2. Jessie Armstead
3. Carol Strain-Burk
4. Stanley M. Jaglowski
5. LaShonjia Harris

SECTION 3. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 4. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provide.

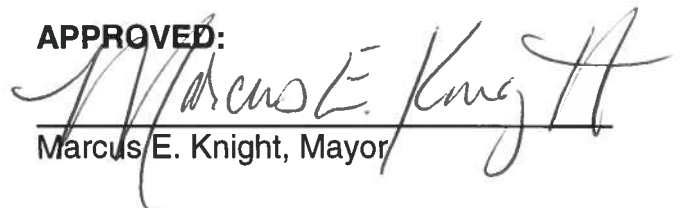
DULY PASSED AND APPROVED by the City Council of the City of Lancaster, Texas on this 8th day of December, 2014.

ATTEST:



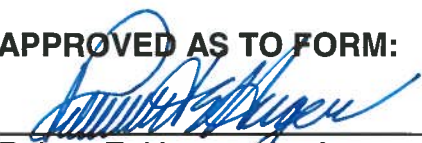
Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor

APPROVED AS TO FORM:



Robert E. Hager, City Attorney

LANCASTER CITY COUNCIL

City Council Joint Special Work Session

1.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Financially Sound Government
Sound Infrastructure

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and receive a presentation on the Revised Final Project Plan and Reinvestment Zone Financing Plan.

Background:

The Inland Port area represents one of the largest economic development opportunities remaining in Dallas County. In 2012, a North Central Texas Council of Governments (NCTCOG) sponsored study of this area concluded that most of its cities will need additional water supply capacity within five years and that the emergency storage capacity of one of the cities (Wilmer) is already insufficient, and that addressing these issues should be a "key priority" for the area.

At the October 21, 2013 City Council Work Session, staff presented an overview of a proposal to provide water to the City of Wilmer. At the December 9, 2013 City Council Work Session, staff presented an overview of the wholesale cost of service study with a recommendation for a rate to charge the City of Wilmer to provide water. At the January 13, 2014 City Council Work Session, staff presented an overview of the contract terms and Council directed the City Attorney to draft a contract based upon the terms discussed. At the February 10, 2014 Regular Meeting of the City Council considered a resolution authorizing the City Manager to enter an agreement by and between the City of Lancaster and the City of Wilmer for the sale of wholesale treated water.

The agreement was approved by the City of Wilmer City Council on April 3, 2014. On Tuesday, April 15, 2014, the Commissioners Court unanimously approved \$10,000,000 of MCIP Funding for the Inland Port Area Water Project. City Council received a presentation at the Work Session on April 21, 2014 regarding the funding agreement and TIF creation. On April 28, 2014 at a Regular Meeting of the City Council, a funding agreement was approved for the City of Lancaster's funding participation in the Phase 1 portion of the water system improvement to allow for the sale of water to the City of Wilmer as well as commit to the City of Lancaster's funding (through a TIF District).

At the October 13, 2014 City Council Regular Meeting, Council approved Reinvestment Zone Number One, a Tax Increment Financing District (TIF) to reimburse Dallas County for the cost of design and construction of a 16" water line to provide water to the City of Wilmer. As part of that action, it was required that once the TIF Board is appointed, it would need to adopt the Final Project and Financing Plan.

On December 8, 2014, a TIF Board was appointed and subsequently on April 7, 2015 the TIF Board recommended approval of the plan. On July 13, 2015 at a Regular Meeting, the City Council approved the Final Project Plan and Reinvestment Zone Financing Plan as well as the Project Specific Agreement to commence design and construction on Phase I of the project, the 16" waterline, that has been completed.

On December 28, 2017, Dallas County contacted the City of Lancaster with revisions/amendments to the project specific agreement for the Phase II portion of the project. The bids came back higher than expected and affected the TIF/TIRZ District as it has caused Dallas County to request an increase in the total cost of the TIF/TIRZ by \$2,781,759 to the City of Lancaster.

Operational Considerations:

The purpose of this item is to adopt the revised Final Project and Financing Plan. The City Manager's Office and the Finance Department will coordinate with Dallas County staff on implementation of funding and reimbursements. The creation of the TIF District will provide a mechanism to reimburse Dallas County for the construction of the waterline and possible other future improvements. Dallas County has agreed in the approved Funding Agreement that the City of Lancaster is not obligated to pay an assessment until there is an increment realized on the District.

Additionally, should the entire amount of the construction costs not be recovered by the maturity date, the City's obligation will be considered complete. Dallas County's Major Capital Improvement Program (MCIP) policy allows the allocation of funds for infrastructure associated with economic development. The project cost is approximately \$12,938,416 (as bidded) to design and build. It also includes a hike and bike trail component. It should be of note that the expansion of Pleasant Run Road from Lancaster-Hutchins Road to the City of Lancaster's easternmost city limits was fully funded through the NCTCOG, RTC funds. There is no cost to the City of Lancaster for this, nor is it included in the TIF Reinvestment zone to fund and pay back incrementally. The County has provided up-front funding for the project to the City. Staff has reviewed the mechanics of the funding agreement and clarified points of concerns.

Staff and Dallas County staff will provide a brief presentation on the Revised Final Project and Financing Plan.

Legal Considerations:

The City Attorney has reviewed all of the associated documents and approved them as to form.

Public Information Considerations:

This item is being considered at a Joint Special Work Session of the City Council and TIF Board noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

Dallas County's Major Capital Improvement Program (MCIP) policy allows the allocation of funds for infrastructure associated with economic development. The bidded project cost is approximately \$12,938,416 to design and build. The County is providing up-front funding for the project to the City.

Both Cities of Lancaster and Wilmer will be responsible for 50% of the total estimated cost of the water transmission pipeline project cost in the amount of \$5,000,000. The City's share of the project is 21.5%. Reimbursement would be provided over twenty years from the creation of a Tax Increment Financing District that would consist of the City of Lancaster's portion of the project service area. The district was created in December 2014 and would have become operational in January 2018. The City was responsible for 33% of the increment generated by this district for either 20 years or up to a maximum contribution of \$2.15 million, whichever comes first. The County has committed that if at the end of twenty years, the total amount of increment generated and contributed does not reach 21.5% of the project's total costs, then the City's reimbursement obligation will be considered to have been satisfied.

Additionally, in the event that the TIF does not have construction by January 2018, the County has indicated that the City is not obligated to pay an assessment until there is an increment realized.

Since the revision, the water line has been constructed and is operational. The current bid for Phase II contains the portion that the City of Wilmer is primarily responsible for which is the pump station, elevated storage, and a hike and bike trail/utility easement. The revised proposal is requesting an increase of that City of Lancaster's increment to 50% for 20 years. This revised plan is proposing that the payment should begin in January 2020, instead of the January 2018 as suggested in the original proposal.

Options/Alternatives:

1. The Board may recommend approval of the plan, as presented.
2. The Board may recommend denial of the plan and direct staff.

Recommendation:

Staff recommends approval of the revised Project plan and Reinvestment Zone Financing Plan, as presented.

Attachments

Revised TIF Plan

Inland Port Water Project Tax Increment Financing District



REVISED FINAL PROJECT PLAN and REINVESTMENT ZONE FINANCING PLAN

**January 2018
City of Lancaster**



Acknowledgements

This plan was prepared by the City of Lancaster and Dallas County. Both entities wish to acknowledge the efforts of all individuals and organizations that contributed to the development of this plan.

City of Lancaster

Opal Robertson	City Manager
Rona Stringfellow	Assistant City Manager

Dallas County

Darryl Martin	County Administrator
Rick Loessberg	Director of Planning & Development
Ryan Brown	Budget Officer
Alberta Blair	Director of Public Works

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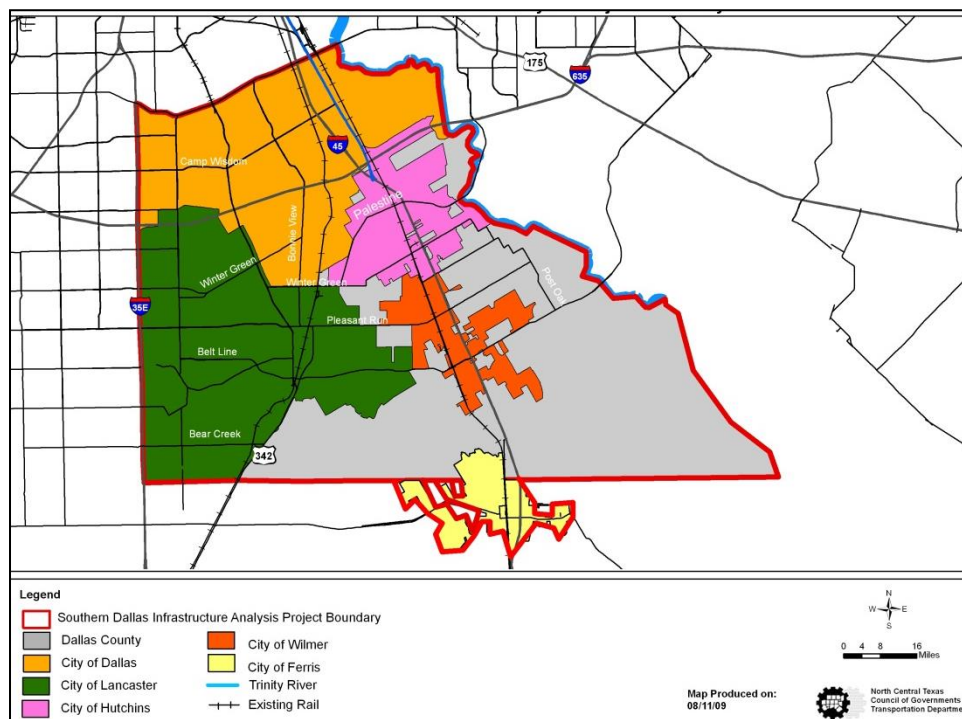
Section 1

Project Plan

Background

The “inland port” area, which is one of the most significant economic development opportunities remaining in Dallas County, contains the entire cities of Lancaster, Hutchins, Ferris, and Wilmer as well as portions of Dallas County’s unincorporated area and the City of Dallas.

Considered to generally be the area encompassed by Loop 12 on the north, I-35 on the west, the Trinity River on the east, and the Dallas County-Ellis County boundary on the south, this area is called an “inland port” because its unique characteristics (a Union Pacific intermodal facility—which is one of the largest and most modern in the U.S.—and the intersection of three north-south and east-west interstate highways) enable it to quickly receive and ship goods from the West Coast, the East Coast, and the Gulf of Mexico. Not surprisingly, a number of major corporations (e.g.—Whirlpool, Proctor & Gamble, Unilever, Fedex, L’Oreal, Ace Hardware, BMW, etc.) have begun locating significant distribution facilities within the area.



The Inland Port Water Project Tax Increment Financing (TIF) District was created on October 13, 2014 by the City of Lancaster in accordance with the requirements of the April 28, 2014 Capital Improvement Program Funding Agreement (as amended) between the City of Lancaster and Dallas County. While the inland port area has substantial economic potential, much of it lacks the infrastructure (in particular, water and sewer) in order for this potential to be

realized. Recognizing this, Dallas County, through the aforementioned funding agreement, has allocated \$12,938,416 for a water project that will be jointly constructed in Wilmer and Lancaster with both cities agreeing to reimburse the County for a portion of the \$12,938,416.

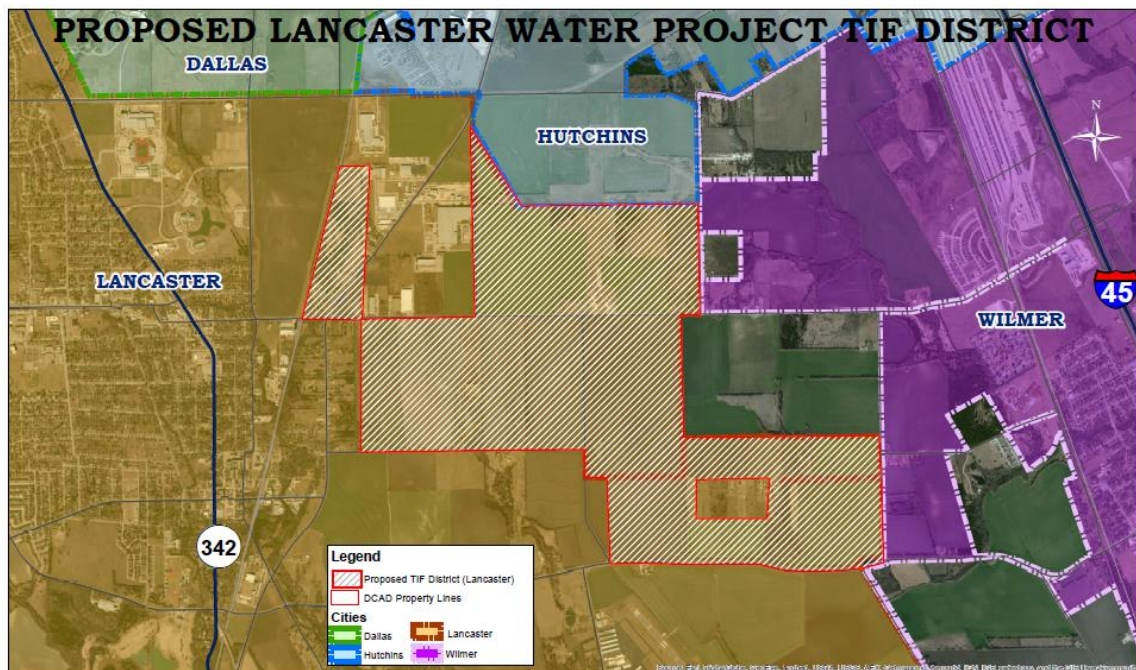
Under this agreement, Lancaster's share of the project is \$2,781,759 and is to be provided from this TIF district.

Purpose of Final Project Plan and Reinvestment Zone Financing Plan

The purpose of this document is to demonstrate that it is economically feasible to create the Inland Port Water Project TIF district and to have it reimburse the County for the City's share of the upcoming Dallas County water project, to identify those projects and activities that will lead to the economic development of the area within the district, and to fulfill the legal requirements of Chapter 311 of the Texas Tax Code.

Description of District

The Inland Port Water Project TIF District contains approximately 1337.4 acres (excluding streets and roads). It is primarily located east of Lancaster-Hutchins Road between Wintergreen Road and Beltline Road and the City of Wilmer. A list of the parcels that comprised the district in 2014 is included in Appendix A.

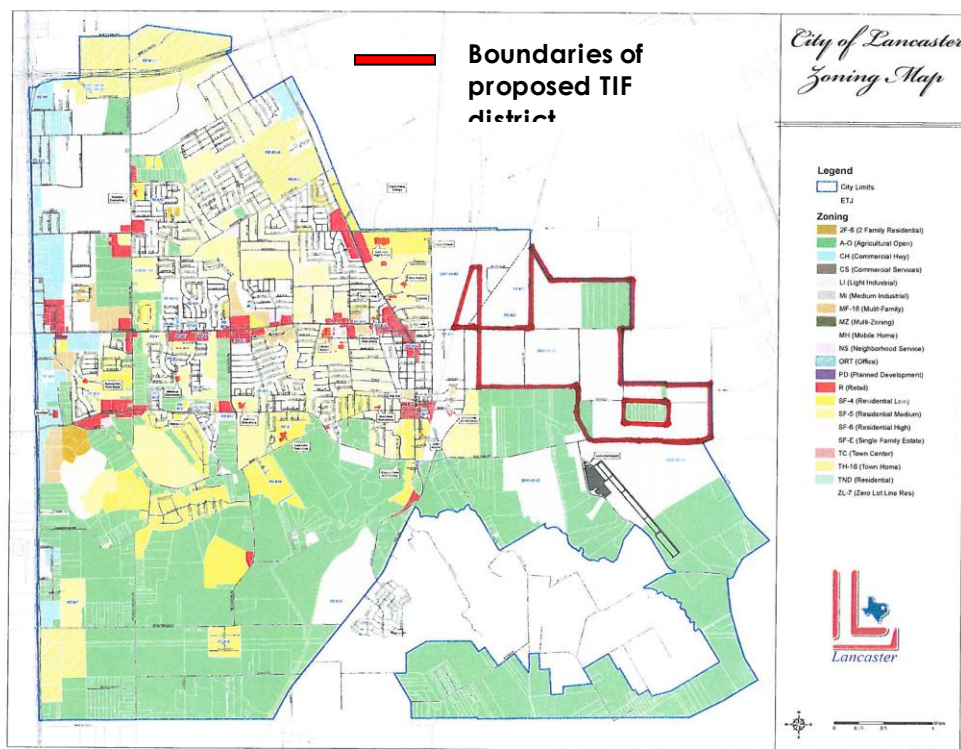


All of the district is currently undeveloped and is used for agricultural purposes.



As shown below, about 85% of the district is currently zoned *Light Industrial* under the original PD for the Allen Group. All other portions of this land that was not under the ownership of the Allen Group at the time was included in the City's Airport Overlay District. Most properties are being utilized under agricultural uses.

A variety of uses directly associated with the area's "inland port" emphasis (i.e., light assembly, light manufacturing, bottling, warehouse/distribution center, office, food processing, etc.) are allowed under this zoning as are such supportive uses as gas stations, convenience stores, laundries, restaurants, and copy centers.



The remaining 15% of the district is currently being utilized as *Agriculture*. According to the Lancaster development code, this designation is given to areas “in which the future growth of the City might occur” and that it is “suitable for areas where development is premature because of a lack of utilities, capacity, or services, or where the ultimate land use has not been determined.” Given that the property within the proposed district that has this *Agriculture* designation is surrounded by property that is already zoned *Light Industrial*, it is reasonable to assume that this “Agriculture” land will be similarly zoned when the necessary infrastructure is installed and development comes to the area.

Term of TIF District

Pursuant to the terms of the funding agreement (as amended) between the City and the County for the Lancaster-Wilmer water project, this district was created in 2014, and it shall terminate on either December 31, 2041 or when the increment produced by the district within a twenty-year period reaches \$2,781,759, whichever occurs first.

TIF District Goals and Objectives

The sole purpose of this TIF district is to produce revenue that will enable the City to reimburse the County for its share of a \$12,938,416 water project. It is anticipated that the TIF district will be able to fulfill this role as the \$12,938,416 water project removes a critical impediment which is preventing the TIF area from being developed. With this water project being able to provide the area with adequate water capacity and pressure, it is projected that approximately 1.2 million square feet of distribution center space will be constructed within the district before the district ends. It is also hoped that such development will lead to other supportive economic activity (e.g.—restaurants, hotels, suppliers, etc.) in and around the area.

Section 2

Tax Increment Financing Explained

Tax increment financing (“TIF”) is a tool Texas local governments use to encourage development that would not ordinarily occur within a defined area. Chapter 311 of the Texas Tax Code, which governs the utilization of such financing, refers to these defined areas as “reinvestment zones.” However, in actual practice, these areas are more commonly referred to as “TIF districts,” and both terms will be used interchangeably in this document.

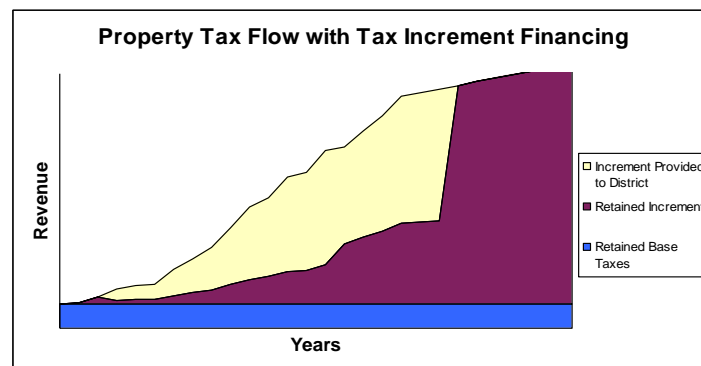
Tax increment financing seeks to encourage development by directly funding or reimbursing the cost of a variety of improvements that attract new investment

and that benefit the public. Typically, local governments seek to undertake improvements that will increase the values of the area's real property.

The financing is produced from the increased real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value"). Prior to the TIF district becoming operational, local governments determine whether they wish to contribute any of the added property tax revenues to the district. Contributed tax increment is then collected for a specified period of time and placed in a dedicated fund for approved projects that are consistent with the district's final project plan and financing plan.

TIF districts do not utilize any revenue produced from increases in the assessed valuation of business personal property. Also, owners of real property located within a TIF district continue to pay the full amount of taxes due. Inclusion of real property in a reinvestment zone does not change, reduce, or freeze either the level of taxes that must be paid or the tax rate that is imposed. Local governments also continue to collect and deposit in their general funds the property taxes that are generated from the district's base value and from any portion of the tax increment that is not contributed to the district.

The chart which follows below illustrates how increased tax revenues from real properties in a reinvestment zone flow to a taxing unit and to the tax increment fund and how the taxing entity continues to collect and retain taxes generated from the district's base value.



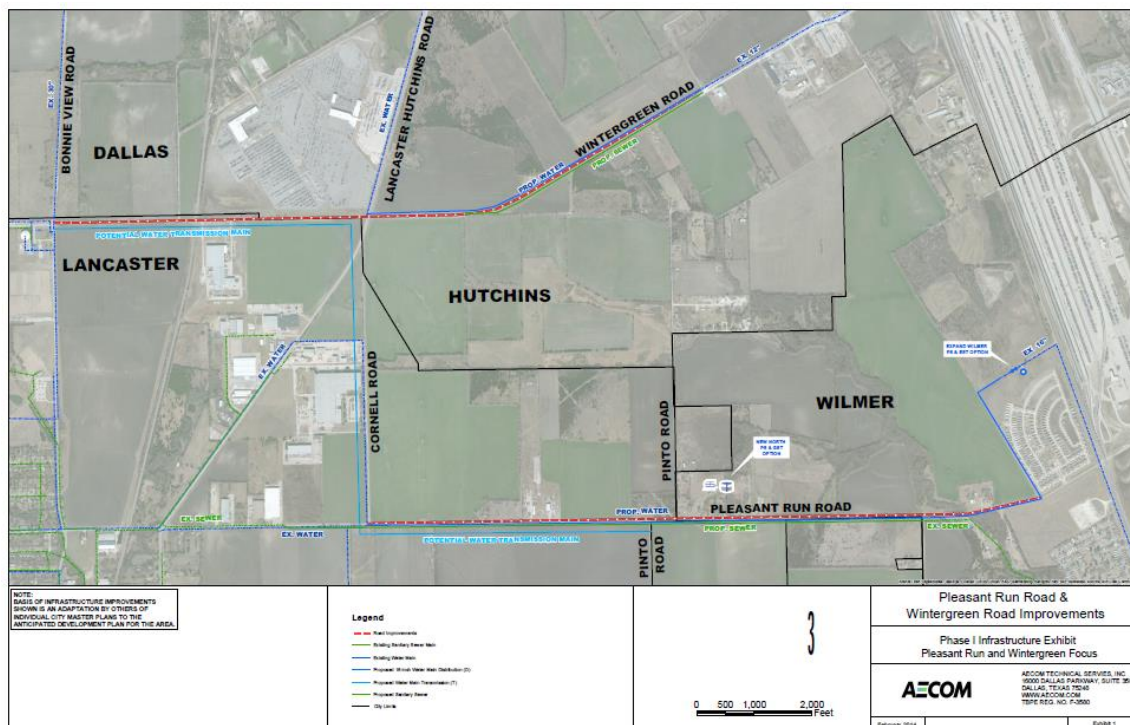
Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a "pay-as-you-go" basis. More commonly, as with the Zone, a private developer (or a public entity as is the case with this proposed TIF district) will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs.

Section 3

Project Plan Improvements

Proposed Public Improvements

As mentioned previously, this TIF district is being proposed so that the City can reimburse Dallas County for a \$12,938,416 water project that is being built in both Lancaster and Wilmer. This project, which seeks to address some of the needs identified in a 2012 North Central Texas Council of Governments (NCTCOG)-sponsored analysis of the infrastructure in the “inland port” area, involves the design and construction of a new 16-inch water line along Pleasant Run, a corresponding sewer line design, a 1.5-million-gallon storage tank, and a pump station. The design of this project has been completed, and it is currently under construction. When completed, the project will help ensure that the eastern portion of Lancaster (including the proposed TIF district) and the western portion of Wilmer will have, for the first time, sufficient water capacity for the type of logistics/distribution center development that is expected. Such capacity will finally allow this area to be developed and to no longer be by-passed in favor of other locations where water capacity issues do not exist.



In addition, this project is being supplemented with another \$7 million from NCTCOG so that Pleasant Run Road from Lancaster-Hutchins Road to Millers Ferry can be expanded from two lanes to four lanes. Such an expansion will further enhance the area’s economic viability as it will significantly improve the area’s connection to the Union Pacific intermodal facility and Interstate 45 (I-45). However, although the TIF district will greatly benefit from this project, it is not necessary for the district to financially contribute to it.



The design of this project is presently underway; its construction is scheduled to begin in 2018 or 2019.

Projected Taxable Private Improvements

With the construction of the water project and the improvements to Pleasant Run, it is projected that two distribution centers, each containing 600,000 square feet, will be constructed during the life of the TIF district. The estimated value of each distribution center (excluding land) is expected to be \$20 million, thus producing a total increase in the district's assessed valuation of \$40 million.

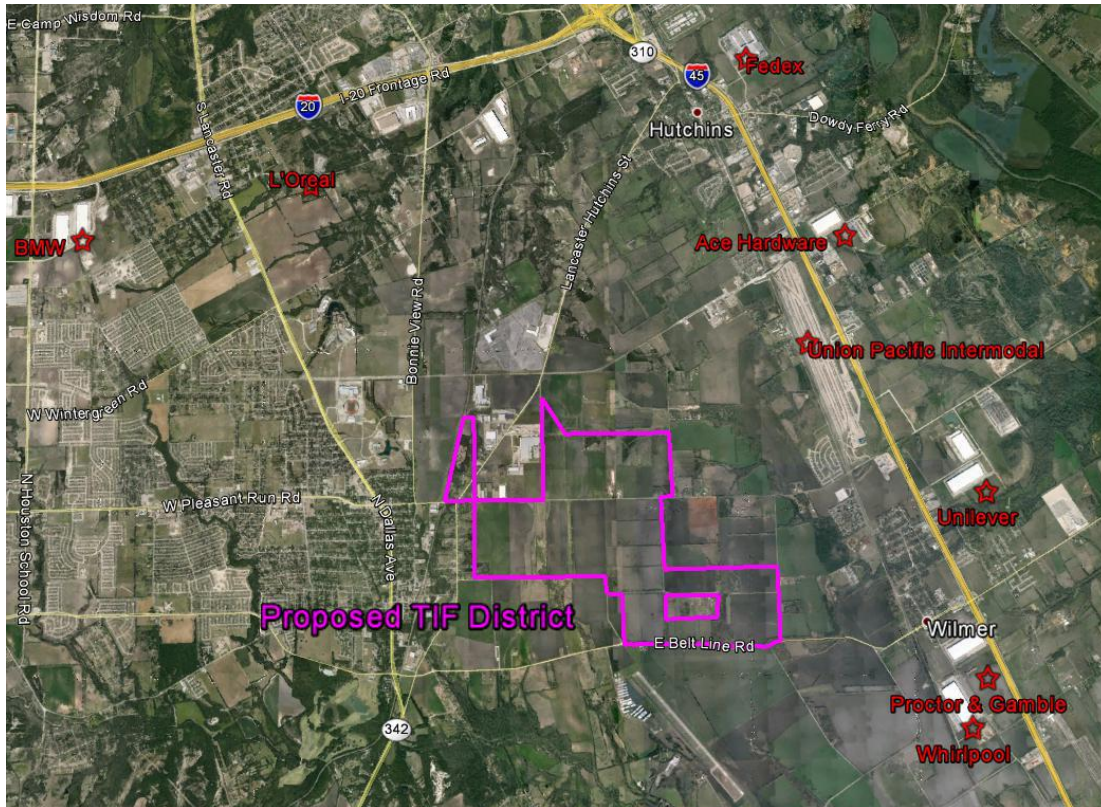
This projection is based on the characteristics of the distribution centers that have been built in the "inland port" area over the past several years.



Recent Inland Port Area Distribution Centers			
Project	2014 Assessed Value of Facility	Square Footage	Year Built
Unilever	\$24.1 million	660,000 sf	2008
Whirlpool	\$36.6 million	1,020,000 sf	2010
L'Oreal	\$28.9 million	554,600 sf	2013
BMW	\$17.3 million	293,592 sf	2013
Ace Hardware	\$18.9 million	472,836 sf	2013
Proctor & Gamble	\$45 million*	1,400,000 sf	2014

* Estimate; facility under construction in 2014.

This projection is also based on the TIF district's proximity to these recent developments and to Union Pacific's intermodal facility. As shown below, these facilities encircle the proposed TIF district and are located no more than about two-to-three miles from this area. Such proximity would thus seem to indicate that the TIF district is located in an area where the anticipated development is likely to occur once the necessary infrastructure is in place.



The first distribution center is expected to be completed in 2020 which will coincide with the completion of the water project and the Pleasant Run improvements. The second distribution center is expected to be completed within three years of this first facility.

As the proposed TIF district is presently undeveloped and uninhabited, no displacement is expected when the projected development occurs.

Section 4 Financing Plan

Financial Assumptions

Projecting what the future will be for any subject is always difficult and predicting economic activity may be especially so. As a result, this plan has been developed to be as prudent and cautious as possible, to heavily rely upon the

characteristics and the pattern of development that is presently occurring, and to perhaps even understate the amount of increment and growth that could be generated. It has, for instance, been assumed that the City's current tax rate of \$.8675 will remain unchanged for the twenty-three years that this district would be in place. While as taxpayers, this is something that everyone would like to see, it is not likely to happen, and as the tax rate changes, even by a small portion, it will increase the amount of revenue that the district will be able to collect.

Similarly, it has been assumed that there will be no appreciation whatsoever in the value of the land in this district over the next twenty-seven years even though the City's entire tax base grew at an annual average rate of 1.9% for the 2004-2013 period prior to the district's creation and even though the construction of new physical improvements tends to increase the value of not only the land on which it sits, but on nearby parcels. It is also being assumed that when each of the two projected distribution centers is built, the value of each facility will annually increase by the aforementioned 1.9%.

It has also been assumed that there will not be a reduction in the utilization of the agriculture tax exemption that was being utilized in 2014 on thirty of the district's thirty-five parcels (three of the five non-exempted properties are electrical corridors owned by Oncor and so will not ever be further developed, and the two remaining parcels contain only 71 of the district's 1337.4 acres). In making this assumption, it is assumed that if a property currently receiving the exemption is developed, the land will continue to receive the exemption (the constructed development, however, will not).

Although this premise (which cannot actually happen—if a site is developed, it cannot also receive an agriculture exemption) would allow the development's physical improvement to be taxed at its full market value, its impact on this plan's financial considerations is not insignificant as land claiming this exemption is only taxed at about 6% of its market value. Indeed, were this exemption to be discontinued, the district's current assessed valuation would instantly increase from about \$2.2 million to \$19.6 million, and just this change—even without any accompanying physical improvements—would be enough to provide almost one-half of the City's reimbursement to the County.

Because the purpose of this district is to reimburse Dallas County for the City's share of the water project, this financing plan has also been formulated to show the minimum amount of new development needed in order to do this. As a result, while distribution centers larger than 600,000 square feet and with values much higher than \$20 million are presently being constructed near the proposed TIF area, it has been projected that only more "modestly-sized" facilities will be constructed. Similarly, while it is possible that additional supportive development (like eating establishments, copy centers, gas stations, and convenience stores) will occur, the plan is again anticipating only the minimum amount of development needed in order to produce a total TIF contribution of \$2,781,759.

Proposed Level of City Financial Participation

It is proposed that only the City will financially participate in this TIF district, that it will contribute 50% of any generated increment to the district beginning on either January 1, 2020 or the year in which the water project becomes operational, whichever occurs last, and that it will continue to do so for twenty years until either the City's total contribution reaches \$2,781,759 or the district expires on December 31, 2041, whichever occurs first. Such terms are consistent with the April 28, 2014 water project funding agreement (as amended) that the City has entered into with Dallas County.

Projected Change in Tax Base/Generated Increment

The preliminary 2014 assessed taxable value of the property located within the proposed TIF district was \$2,186,970. For the purposes of these projections, this value was assumed to be final and will serve as the "base value" for the TIF district.

As mentioned in Section 3 of this plan, it is anticipated that a \$20 million distribution center will be completed in 2020. An identical second facility is projected to be completed by 2023.

As shown below, these developments are projected to increase the district's current assessed valuation from about \$2.2 million when the district was created in 2014 to \$54.5 million in 2035 and to generate almost \$2.9 million in incremental revenue by 2035; this would enable the City to fully reimburse the County for its \$2,781,759 share of the upcoming Lancaster-Wilmer water project and allow the TIF district to expire several years ahead of schedule.

PROJECTED TIF INCREMENT SCHEDULE						
TIF Year	Tax Year	Property Value Total	Anticipated Captured Value	City Participation Rate	City TIF Contribution	Accumulative City TIF Contribution
Base	2014	\$2,186,970	n/a	n/a	n/a	n/a
1	2015	\$2,186,970	-0-	-0-	-0-	-0-
2	2016	\$2,186,970	-0-	-0-	-0-	-0-
3	2017	\$2,186,970	-0-	-0-	-0-	-0-
4	2018	\$2,186,970	-0-	-0-	-0-	-0-
5	2019	\$2,186,970	-0-	-0-	-0-	-0-
6	2020	\$22,186,970	\$20,000,000	50%	\$86,750	\$86,750
7	2021	\$22,608,522	\$20,421,552	50%	\$88,578	\$175,328
8	2022	\$23,038,083	\$20,851,113	50%	\$90,442	\$265,770
9	2023	\$43,475,806	\$41,288,836	50%	\$179,090	\$444,860
10	2024	\$44,301,846	\$42,114,876	50%	\$182,673	\$627,533
11	2025	\$45,143,581	\$42,956,611	50%	\$186,324	\$813,857
12	2026	\$46,001,309	\$43,814,339	50%	\$190,045	\$1,003,902
13	2027	\$46,875,333	\$44,688,363	50%	\$193,836	\$1,197,738

PROJECTED TIF INCREMENT SCHEDULE						
TIF Year	Tax Year	Property Value Total	Anticipated Captured Value	City Participation Rate	City TIF Contribution	Accumulative City TIF Contribution
14	2028	\$47,765,964	\$45,578,994	50%	\$197,699	\$1,395,437
15	2029	\$48,673,517	\$46,486,547	50%	\$201,635	\$1,597,072
16	2030	\$49,598,313	\$47,411,343	50%	\$205,647	\$1,802,719
17	2031	\$50,540,680	\$48,353,710	50%	\$209,734	\$2,012,453
18	2032	\$51,500,952	\$49,313,982	50%	\$213,899	\$2,226,352
19	2033	\$52,479,470	\$50,292,500	50%	\$218,144	\$2,444,496
20	2034	\$53,476,579	\$51,289,609	50%	\$222,469	\$2,666,965
21	2035	\$54,492,634	\$52,305,664	50%	\$114,794	\$2,781,759
22	2036	\$55,527,994	-0-	-0-	-0-	-0-
23	2037	\$56,583,025	-0-	-0-	-0-	-0-
24	2038	\$57,658,102	-0-	-0-	-0-	-0-
25	2039	\$58,753,605	-0-	-0-	-0-	-0-
26	2040	\$59,869,923	-0-	-0-	-0-	-0-
27	2041	\$61,007,451	-0-	-0-	-0-	-0-

Proposed TIF Project Costs

It is proposed that the City will allocate \$2,781,759 of the increment generated by this district for the reimbursement of the City's share of the Dallas County water project. This will be the only project that the TIF district funds. Generated increment will be remitted to the County each year that such increment is produced and will continue until the City's total contribution reaches \$2,781,759 or the TIF district expires, whichever occurs first.

Financial Feasibility

Based upon the conservative financial assumptions used in this analysis, the actual growth trends that are occurring in the "inland port" area, and the impact that the Dallas County \$12,938,416 water project will have on the area, the proposed Inland Port Water Project TIF district is financially feasible.

Appendix A

List of Parcels Comprising TIF District in 2014

Parcel	DCAD Tax Account	Street Address
1	65072187510060000	1101 E. Pleasant Run Road
2	65086718010040100	1900 Cornell Road
3	65072187510010000	1200 E. Pleasant Run Road
4	65072187510020000	1601 E. Pleasant Run Road
5	65072187510020100	1625 E. Pleasant Run Road
6	65072187510030000	1701 E. Pleasant Run Road
7	65072187510040100	1801 E. Pleasant Run Road
8	65072187510040000	1901 E. Pleasant Run Road
9	65072187510050000	2001 E. Pleasant Run Road
10	65112838510010000	1607 Greene Road
11	65043233510030000	1401 Greene Road
12	65043233518010000	1225 Greene Road
13	65043233510030100	1215 Greene Road
14	65043233510030200	1201 Greene Road
15	65043233510030300	1201 Greene Road
16	65072187518000000	1111 E. Pleasant Run Road
17	65043233510010000	1001 Greene Road
18	65043233510010100	1001 Greene Road
19	65072087010070000	901 Greene Road
20	65072087010070100	901 Greene Road
21	65112336010100000	801 E. Pleasant Run Road
22	65112336010090000	1301 N. Lancaster-Hutchins
23	65112336010080000	645 E. Pleasant Run Road
24	65112838510080100	1535 E. Beltline Road
25	65112838510080000	1535 E. Beltline Road
26	65112838510160000	2101 E. Beltline Road
27	65112838510150000	2421 W. Beltline Road
28	65050314010030000	1101 W. Beltline Road
29	65050314010010100	2501 Greene Road
30	65112838510050000	2201 Greene Road
31	65112838510140000	2111 Greene Road
32	65112838510130000	2101 Greene Road
33	65112838510120000	2021 Greene Road
34	65112838510110000	2011 Greene Road
35	65112838510100000	2001 Greene Road

LANCASTER CITY COUNCIL

City Council Special Meeting

1.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Sound Infrastructure

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and consider a resolution accepting the proposed Project Plan and Reinvestment Zone Financing Plan that results in an increase in real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value").

Background:

Tax Increment Financing ("TIF") is a tool Texas local governments use to encourage development that would not ordinarily occur within a defined area. Chapter 311 of the Texas Tax Code, which governs the utilization of such financing, refers to these defined areas as "reinvestment zones." However, in actual practice, these areas are more commonly referred to as "TIF districts," and both terms will be used interchangeably.

The financing is produced from the increased real property tax revenues that is generated above what the area's total assess valuation was when the district was created.

On October 13, 2014, the City Council approved an ordinance to designate and establish a Reinvestment Zone Number One (also known as Tax Increment Financing (TIF) Reinvestment Zone No. 1). This TIF District was established to finance the water system improvements on Pleasant Run Road that is being spearheaded by Dallas County, to allow the City of Wilmer to purchase water from the City of Lancaster.

On December 8, 2014, the Council appointed a TIF Board to approve the Project Plan and Reinvestment Zone Financing Plan that would result in an increase in real property tax revenues (tax increment) that is generated above what the area's total assessed valuation when the district was created (base value).

On April 7, 2015, the TIF Advisory Board met and recommended approval of the final Project and Financing Plan for TIF Reinvestment Zone Number One.

On December 28, 2017, Dallas County proposed a revised TIF project and Financing plan as a result of the bid for Phase II of this project coming in higher than expected.

Additional document(s) will be provided during the presentation.

Operational Considerations:

The purpose of this item is to approve the proposed Project Plan and Reinvestment Zone Financing Plan for the Tax Increment Financing District (TIF) in accordance with the requirements of the approved funding agreement by and between the City of Lancaster and Dallas County. The attached revised Project Plan and Reinvestment Zone Financing Plan is to demonstrate that it is economically feasible to create the proposed City of Lancaster TIF district and provide an instrument of repayment to Dallas County. This document is the basis for the final plan.

Chapter 311 of the Tax Code is specific and requires separate action by the City Council, once a recommendation has been received by the TIF Board.

Resolution and action to accept the final plan must be approved after the TIF District has met and conferred.

Legal Considerations:

The resolution have been approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Special Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

Not approving this resolution will have direct impact on staff's ability to implement the proposed TIF District.

Options/Alternatives:

1. Council may approve the resolution as presented.
2. Council may deny the resolution, recognizing that not approving the resolution will have direct impact on staff's ability to implement the proposed TIF District.

Recommendation:

On February 5, 2018, the TIF Board unanimously recommended approval of the revised final Project Plan and Reinvestment Zone Financing Plan. Staff concurs with the TIF Board.

Attachments

Resolution

Revised TIF Project Plan

TIF project map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, APPROVING THE FINAL PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN THAT RESULTS IN AN INCREASE OF REAL PROPERTY TAX REVENUES ("TAX INCREMENT") THAT IS GENERATED ABOVE WHAT THE AREA'S TOTAL ASSESSED VALUATION WAS WHEN THE DISTRICT WAS CREATED ("BASE VALUE"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, following public notice duly posted and published in all things as required by law, a public hearing was held, by and before the City Council of the City of Lancaster, the subject of which was the proposed City of Lancaster Tax Increment Financing District #1; and

WHEREAS, Chapter 311 of the Tax Code requires a separate action that will increase revenue from real property taxes that is generated above what the area's total assessed valuation was when the district was created.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. The City Council hereby ratifies, by a record vote, the adoption of a final project plan and reinvestment zone financing plan which results in an increase of revenues from real property taxes that is generated above what the area's total assessed valuation was when the district was created, described herein as Exhibit "A" and Exhibit "B."

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 5th day of February, 2018

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

Inland Port Water Project Tax Increment Financing District



REVISED FINAL PROJECT PLAN and REINVESTMENT ZONE FINANCING PLAN

**January 2018
City of Lancaster**



Acknowledgements

This plan was prepared by the City of Lancaster and Dallas County. Both entities wish to acknowledge the efforts of all individuals and organizations that contributed to the development of this plan.

City of Lancaster

Opal Robertson	City Manager
Rona Stringfellow	Assistant City Manager

Dallas County

Darryl Martin	County Administrator
Rick Loessberg	Director of Planning & Development
Ryan Brown	Budget Officer
Alberta Blair	Director of Public Works

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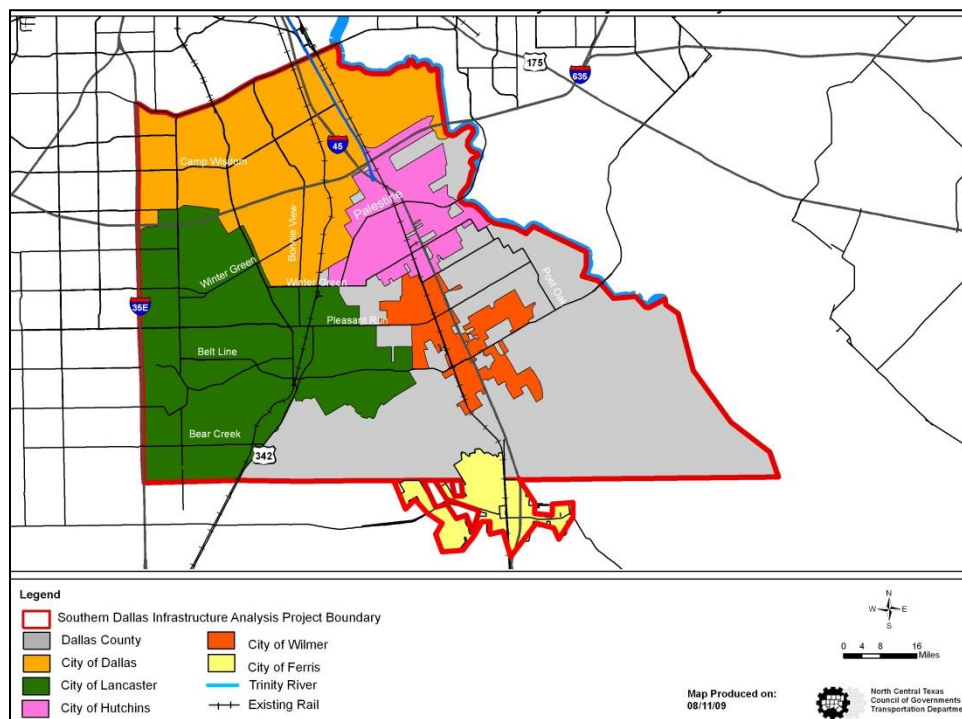
Section 1

Project Plan

Background

The “inland port” area, which is one of the most significant economic development opportunities remaining in Dallas County, contains the entire cities of Lancaster, Hutchins, Ferris, and Wilmer as well as portions of Dallas County’s unincorporated area and the City of Dallas.

Considered to generally be the area encompassed by Loop 12 on the north, I-35 on the west, the Trinity River on the east, and the Dallas County-Ellis County boundary on the south, this area is called an “inland port” because its unique characteristics (a Union Pacific intermodal facility—which is one of the largest and most modern in the U.S.—and the intersection of three north-south and east-west interstate highways) enable it to quickly receive and ship goods from the West Coast, the East Coast, and the Gulf of Mexico. Not surprisingly, a number of major corporations (e.g.—Whirlpool, Proctor & Gamble, Unilever, Fedex, L’Oreal, Ace Hardware, BMW, etc.) have begun locating significant distribution facilities within the area.



The Inland Port Water Project Tax Increment Financing (TIF) District was created on October 13, 2014 by the City of Lancaster in accordance with the requirements of the April 28, 2014 Capital Improvement Program Funding Agreement (as amended) between the City of Lancaster and Dallas County. While the inland port area has substantial economic potential, much of it lacks the infrastructure (in particular, water and sewer) in order for this potential to be

realized. Recognizing this, Dallas County, through the aforementioned funding agreement, has allocated \$12,938,416 for a water project that will be jointly constructed in Wilmer and Lancaster with both cities agreeing to reimburse the County for a portion of the \$12,938,416.

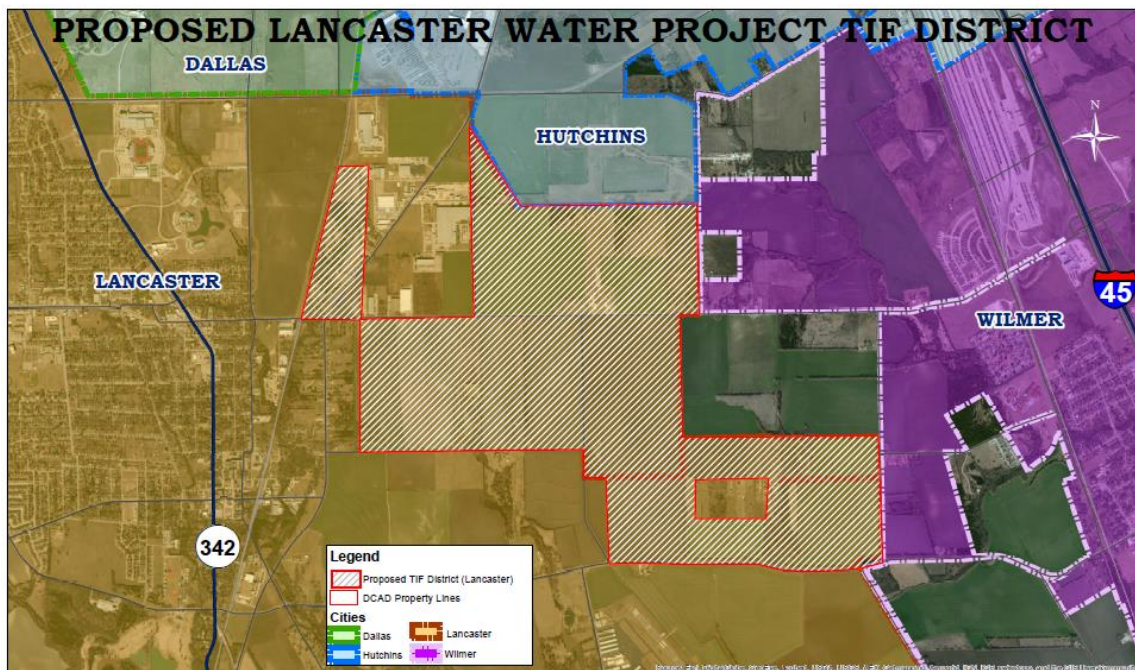
Under this agreement, Lancaster's share of the project is \$2,781,759 and is to be provided from this TIF district.

Purpose of Final Project Plan and Reinvestment Zone Financing Plan

The purpose of this document is to demonstrate that it is economically feasible to create the Inland Port Water Project TIF district and to have it reimburse the County for the City's share of the upcoming Dallas County water project, to identify those projects and activities that will lead to the economic development of the area within the district, and to fulfill the legal requirements of Chapter 311 of the Texas Tax Code.

Description of District

The Inland Port Water Project TIF District contains approximately 1337.4 acres (excluding streets and roads). It is primarily located east of Lancaster-Hutchins Road between Wintergreen Road and Beltline Road and the City of Wilmer. A list of the parcels that comprised the district in 2014 is included in Appendix A.

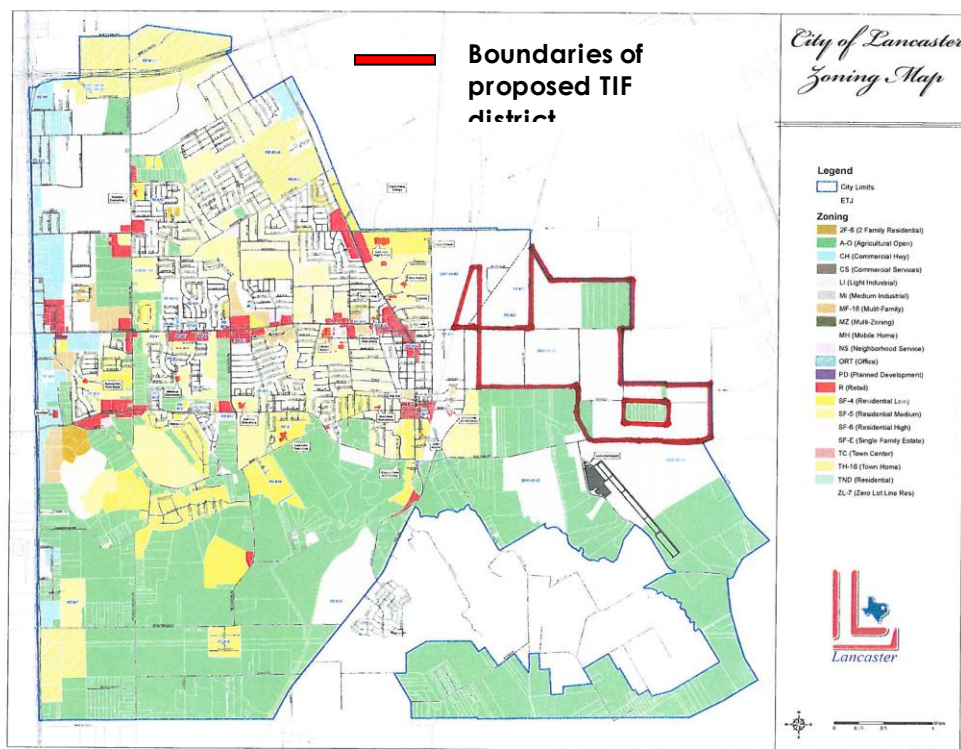


All of the district is currently undeveloped and is used for agricultural purposes.



As shown below, about 85% of the district is currently zoned *Light Industrial* under the original PD for the Allen Group. All other portions of this land that was not under the ownership of the Allen Group at the time was included in the City's Airport Overlay District. Most properties are being utilized under agricultural uses.

A variety of uses directly associated with the area's "inland port" emphasis (i.e., light assembly, light manufacturing, bottling, warehouse/distribution center, office, food processing, etc.) are allowed under this zoning as are such supportive uses as gas stations, convenience stores, laundries, restaurants, and copy centers.



The remaining 15% of the district is currently being utilized as *Agriculture*. According to the Lancaster development code, this designation is given to areas “in which the future growth of the City might occur” and that it is “suitable for areas where development is premature because of a lack of utilities, capacity, or services, or where the ultimate land use has not been determined.” Given that the property within the proposed district that has this *Agriculture* designation is surrounded by property that is already zoned *Light Industrial*, it is reasonable to assume that this “Agriculture” land will be similarly zoned when the necessary infrastructure is installed and development comes to the area.

Term of TIF District

Pursuant to the terms of the funding agreement (as amended) between the City and the County for the Lancaster-Wilmer water project, this district was created in 2014, and it shall terminate on either December 31, 2041 or when the increment produced by the district within a twenty-year period reaches \$2,781,759, whichever occurs first.

TIF District Goals and Objectives

The sole purpose of this TIF district is to produce revenue that will enable the City to reimburse the County for its share of a \$12,938,416 water project. It is anticipated that the TIF district will be able to fulfill this role as the \$12,938,416 water project removes a critical impediment which is preventing the TIF area from being developed. With this water project being able to provide the area with adequate water capacity and pressure, it is projected that approximately 1.2 million square feet of distribution center space will be constructed within the district before the district ends. It is also hoped that such development will lead to other supportive economic activity (e.g.—restaurants, hotels, suppliers, etc.) in and around the area.

Section 2 Tax Increment Financing Explained

Tax increment financing (“TIF”) is a tool Texas local governments use to encourage development that would not ordinarily occur within a defined area. Chapter 311 of the Texas Tax Code, which governs the utilization of such financing, refers to these defined areas as “reinvestment zones.” However, in actual practice, these areas are more commonly referred to as “TIF districts,” and both terms will be used interchangeably in this document.

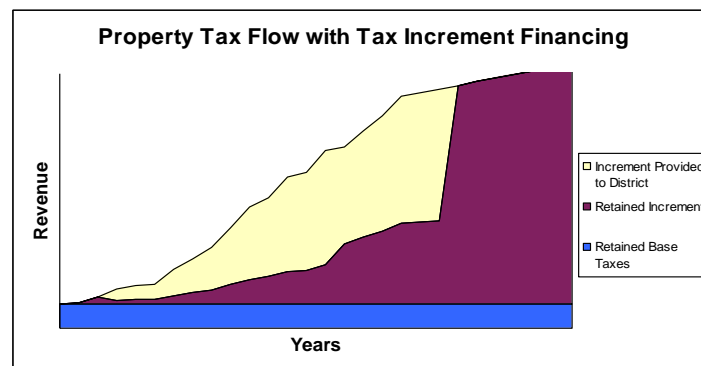
Tax increment financing seeks to encourage development by directly funding or reimbursing the cost of a variety of improvements that attract new investment

and that benefit the public. Typically, local governments seek to undertake improvements that will increase the values of the area's real property.

The financing is produced from the increased real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value"). Prior to the TIF district becoming operational, local governments determine whether they wish to contribute any of the added property tax revenues to the district. Contributed tax increment is then collected for a specified period of time and placed in a dedicated fund for approved projects that are consistent with the district's final project plan and financing plan.

TIF districts do not utilize any revenue produced from increases in the assessed valuation of business personal property. Also, owners of real property located within a TIF district continue to pay the full amount of taxes due. Inclusion of real property in a reinvestment zone does not change, reduce, or freeze either the level of taxes that must be paid or the tax rate that is imposed. Local governments also continue to collect and deposit in their general funds the property taxes that are generated from the district's base value and from any portion of the tax increment that is not contributed to the district.

The chart which follows below illustrates how increased tax revenues from real properties in a reinvestment zone flow to a taxing unit and to the tax increment fund and how the taxing entity continues to collect and retain taxes generated from the district's base value.



Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a "pay-as-you-go" basis. More commonly, as with the Zone, a private developer (or a public entity as is the case with this proposed TIF district) will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs.

Proposed Public Improvements

Revised Final Project Plan and Reinvestment Zone Financing Plan
Inland Port Water Project TIF District
February 2018



The design of this project is presently underway; its construction is scheduled to begin in 2018 or 2019.

Projected Taxable Private Improvements

With the construction of the water project and the improvements to Pleasant Run, it is projected that two distribution centers, each containing 600,000 square feet, will be constructed during the life of the TIF district. The estimated value of each distribution center (excluding land) is expected to be \$20 million, thus producing a total increase in the district's assessed valuation of \$40 million.

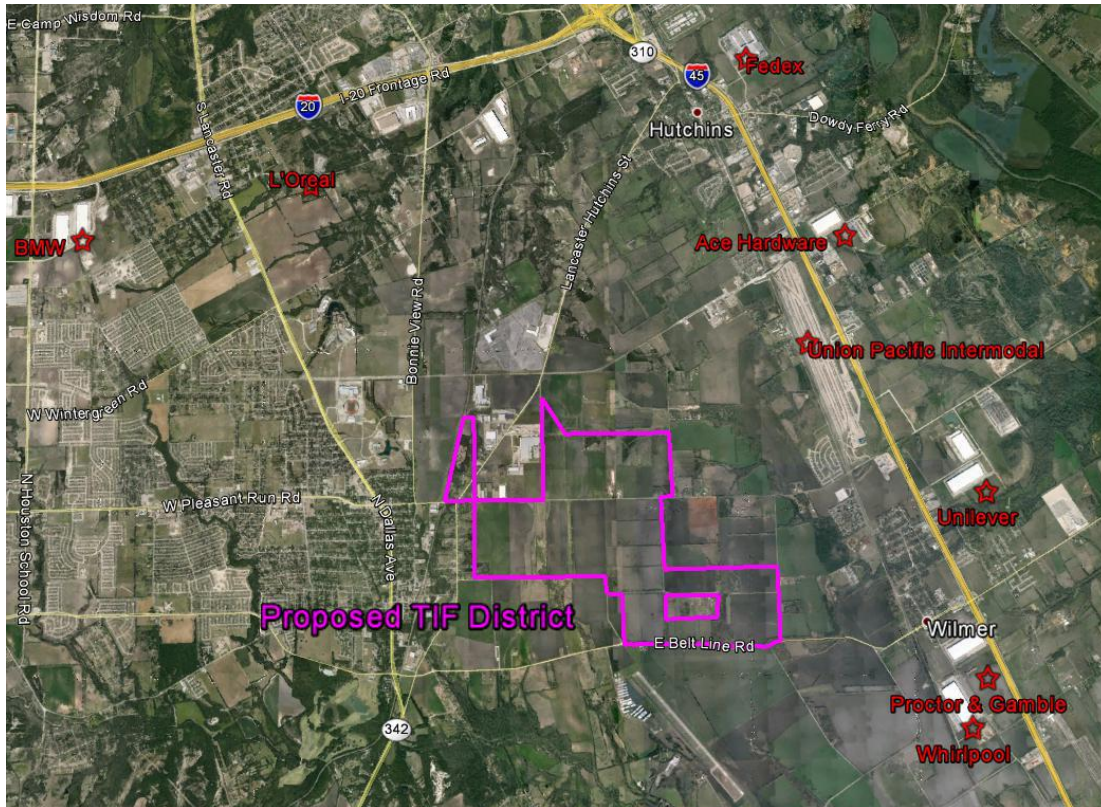
This projection is based on the characteristics of the distribution centers that have been built in the "inland port" area over the past several years.



Recent Inland Port Area Distribution Centers			
Project	2014 Assessed Value of Facility	Square Footage	Year Built
Unilever	\$24.1 million	660,000 sf	2008
Whirlpool	\$36.6 million	1,020,000 sf	2010
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This projection is also based on the TIF district's proximity to these recent developments and to Union Pacific's intermodal facility. As shown below, these facilities encircle the proposed TIF district and are located no more than about two-to-three miles from this area. Such proximity would thus seem to indicate that the TIF district is located in an area where the anticipated development is likely to occur once the necessary infrastructure is in place.



The first distribution center is expected to be completed in 2020 which will coincide with the completion of the water project and the Pleasant Run improvements. The second distribution center is expected to be completed within three years of this first facility.

As the proposed TIF district is presently undeveloped and uninhabited, no displacement is expected when the projected development occurs.

Section 4 Financing Plan

Financial Assumptions

Projecting what the future will be for any subject is always difficult and predicting economic activity may be especially so. As a result, this plan has been developed to be as prudent and cautious as possible, to heavily rely upon the

characteristics and the pattern of development that is presently occurring, and to perhaps even understate the amount of increment and growth that could be generated. It has, for instance, been assumed that the City's current tax rate of \$.8675 will remain unchanged for the twenty-three years that this district would be in place. While as taxpayers, this is something that everyone would like to see, it is not likely to happen, and as the tax rate changes, even by a small portion, it will increase the amount of revenue that the district will be able to collect.

Similarly, it has been assumed that there will be no appreciation whatsoever in the value of the land in this district over the next twenty-seven years even though the City's entire tax base grew at an annual average rate of 1.9% for the 2004-2013 period prior to the district's creation and even though the construction of new physical improvements tends to increase the value of not only the land on which it sits, but on nearby parcels. It is also being assumed that when each of the two projected distribution centers is built, the value of each facility will annually increase by the aforementioned 1.9%.

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Because the purpose of this district is to reimburse Dallas County for the City's share of the water project, this financing plan has also been formulated to show the minimum amount of new development needed in order to do this. As a result, while distribution centers larger than 600,000 square feet and with values much higher than \$20 million are presently being constructed near the proposed TIF area, it has been projected that only more "modestly-sized" facilities will be constructed. Similarly, while it is possible that additional supportive development (like eating establishments, copy centers, gas stations, and convenience stores) will occur, the plan is again anticipating only the minimum amount of development needed in order to produce a total TIF contribution of \$2,781,759.

Proposed Level of City Financial Participation

It is proposed that only the City will financially participate in this TIF district, that it will contribute 50% of any generated increment to the district beginning on either January 1, 2020 or the year in which the water project becomes operational, whichever occurs last, and that it will continue to do so for twenty years until either the City's total contribution reaches \$2,781,759 or the district expires on December 31, 2041, whichever occurs first. Such terms are consistent with the April 28, 2014 water project funding agreement (as amended) that the City has entered into with Dallas County.

Projected Change in Tax Base/Generated Increment

The preliminary 2014 assessed taxable value of the property located within the proposed TIF district was \$2,186,970. For the purposes of these projections, this value was assumed to be final and will serve as the "base value" for the TIF district.

As mentioned in Section 3 of this plan, it is anticipated that a \$20 million distribution center will be completed in 2020. An identical second facility is projected to be completed by 2023.

As shown below, these developments are projected to increase the district's current assessed valuation from about \$2.2 million when the district was created in 2014 to \$54.5 million in 2035 and to generate almost \$2.9 million in incremental revenue by 2035; this would enable the City to fully reimburse the County for its \$2,781,759 share of the upcoming Lancaster-Wilmer water project and allow the TIF district to expire several years ahead of schedule.

PROJECTED TIF INCREMENT SCHEDULE						
TIF Year	Tax Year	Property Value Total	Anticipated Captured Value	City Participation Rate	City TIF Contribution	Accumulative City TIF Contribution
Base	2014	\$2,186,970	n/a	n/a	n/a	n/a
1	2015	\$2,186,970	-0-	-0-	-0-	-0-
2	2016	\$2,186,970	-0-	-0-	-0-	-0-
3	2017	\$2,186,970	-0-	-0-	-0-	-0-
4	2018	\$2,186,970	-0-	-0-	-0-	-0-
5	2019	\$2,186,970	-0-	-0-	-0-	-0-
6	2020	\$22,186,970	\$20,000,000	50%	\$86,750	\$86,750
7	2021	\$22,608,522	\$20,421,552	50%	\$88,578	\$175,328
8	2022	\$23,038,083	\$20,851,113	50%	\$90,442	\$265,770
9	2023	\$43,475,806	\$41,288,836	50%	\$179,090	\$444,860
10	2024	\$44,301,846	\$42,114,876	50%	\$182,673	\$627,533
11	2025	\$45,143,581	\$42,956,611	50%	\$186,324	\$813,857
12	2026	\$46,001,309	\$43,814,339	50%	\$190,045	\$1,003,902
13	2027	\$46,875,333	\$44,688,363	50%	\$193,836	\$1,197,738

PROJECTED TIF INCREMENT SCHEDULE						
TIF Year	Tax Year	Property Value Total	Anticipated Captured Value	City Participation Rate	City TIF Contribution	Accumulative City TIF Contribution
14	2028	\$47,765,964	\$45,578,994	50%	\$197,699	\$1,395,437
15	2029	\$48,673,517	\$46,486,547	50%	\$201,635	\$1,597,072
16	2030	\$49,598,313	\$47,411,343	50%	\$205,647	\$1,802,719
17	2031	\$50,540,680	\$48,353,710	50%	\$209,734	\$2,012,453
18	2032	\$51,500,952	\$49,313,982	50%	\$213,899	\$2,226,352
19	2033	\$52,479,470	\$50,292,500	50%	\$218,144	\$2,444,496
20	2034	\$53,476,579	\$51,289,609	50%	\$222,469	\$2,666,965
21	2035	\$54,492,634	\$52,305,664	50%	\$114,794	\$2,781,759
22	2036	\$55,527,994	-0-	-0-	-0-	-0-
23	2037	\$56,583,025	-0-	-0-	-0-	-0-
24	2038	\$57,658,102	-0-	-0-	-0-	-0-
25	2039	\$58,753,605	-0-	-0-	-0-	-0-
26	2040	\$59,869,923	-0-	-0-	-0-	-0-
27	2041	\$61,007,451	-0-	-0-	-0-	-0-

Proposed TIF Project Costs

It is proposed that the City will allocate \$2,781,759 of the increment generated by this district for the reimbursement of the City's share of the Dallas County water project. This will be the only project that the TIF district funds. Generated increment will be remitted to the County each year that such increment is produced and will continue until the City's total contribution reaches \$2,781,759 or the TIF district expires, whichever occurs first.

Financial Feasibility

Based upon the conservative financial assumptions used in this analysis, the actual growth trends that are occurring in the "inland port" area, and the impact that the Dallas County \$12,938,416 water project will have on the area, the proposed Inland Port Water Project TIF district is financially feasible.

Appendix A

List of Parcels Comprising TIF District in 2014

Parcel	DCAD Tax Account	Street Address
1	65072187510060000	1101 E. Pleasant Run Road
2	65086718010040100	1900 Cornell Road
3	65072187510010000	1200 E. Pleasant Run Road
4	65072187510020000	1601 E. Pleasant Run Road
5	65072187510020100	1625 E. Pleasant Run Road
6	65072187510030000	1701 E. Pleasant Run Road
7	65072187510040100	1801 E. Pleasant Run Road
8	65072187510040000	1901 E. Pleasant Run Road
9	65072187510050000	2001 E. Pleasant Run Road
10	65112838510010000	1607 Greene Road
11	65043233510030000	1401 Greene Road
12	65043233518010000	1225 Greene Road
13	65043233510030100	1215 Greene Road
14	65043233510030200	1201 Greene Road
15	65043233510030300	1201 Greene Road
16	65072187518000000	1111 E. Pleasant Run Road
17	65043233510010000	1001 Greene Road
18	65043233510010100	1001 Greene Road
19	65072087010070000	901 Greene Road
20	65072087010070100	901 Greene Road
21	65112336010100000	801 E. Pleasant Run Road
22	65112336010090000	1301 N. Lancaster-Hutchins
23	65112336010080000	645 E. Pleasant Run Road
24	65112838510080100	1535 E. Beltline Road
25	65112838510080000	1535 E. Beltline Road
26	65112838510160000	2101 E. Beltline Road
27	65112838510150000	2421 W. Beltline Road
28	65050314010030000	1101 W. Beltline Road
29	65050314010010100	2501 Greene Road
30	65112838510050000	2201 Greene Road
31	65112838510140000	2111 Greene Road
32	65112838510130000	2101 Greene Road
33	65112838510120000	2021 Greene Road
34	65112838510110000	2011 Greene Road
35	65112838510100000	2001 Greene Road

ATTACHMENT "B"



LANCASTER CITY COUNCIL

City Council Special Meeting

2.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Sound Infrastructure

Submitted by: Than Nguyen, City Engineer

Agenda Caption:

Consider a resolution approving the terms and conditions of amendment No. 1 to the project specific agreement with Dallas County for water system improvements (Phase I), Roadway, Drainage and Sewer Improvements (Phase II), and hike and bike pedestrian trail improvements (Phase III) on Pleasant Run Road from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits.

Background:

On July 13, 2015, a project specific agreement (Interlocal Agreement) was authorized by City Council for Pleasant Run Road improvements to be made by Dallas County in the cities of Wilmer and Lancaster (from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits) it originally included water line and new pump station improvements (Phase I) and roadway, drainage, and sewer Improvements (Phase II).

The project involves water system improvements to construct a 16-inch water line which will serve the City of Wilmer, through the Council approved water sale agreement. This portion of the project will be repaid through the Tax Increment Financing (TIF) Reinvestment Zone #1 established in October of 2014. It also will provide roadway, drainage and sewer improvements (Phase II) on Pleasant Run Road should funds become available, through a regional request lead by Dallas County.

Due to increased construction costs for (Phase I) (water and pump station improvements) based on open bidding and to include a new phase; hike and bike pedestrian improvements (Phase III), an amendment to this existing project specific agreement is needed as the City's share of increased project costs will follow the terms and conditions of the original project specific agreement.

Without this project specific agreement amendment, the construction of (Phase I) improvement cannot proceed and the project will have to be delayed and possibly re-bid.

Agreement will be provided during the presentation.

Operational Considerations:

Use of an Interlocal Agreement allows our local government to contract with one or more units of other local governments to perform governmental functions and services in a cooperative and cost efficient manner. The Engineering Division will monitor the project within the limits of Lancaster.

Legal Considerations:

The revised project specific agreement and the resolution were reviewed and approved as to form by the City Attorney.

Public Information Considerations:

Residents and businesses on the street will be notified by Dallas County's staff before construction begins.

This item is being considered at a Special Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

The City of Lancaster has established the TIF Reinvestment Zone #1 to repay Lancaster's portion of the cost of construction and installation of the 16-inch water line along Pleasant Run Road. The first payment is scheduled for January 2018, should the TIF district have any increase in incremental value. The TIF is limited to the repayment of the water line. Dallas County has received regional funding for Phase II.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS APPROVING AMENDMENT NO. 1 TO AN EXISTING PROJECT SPECIFIC AGREEMENT BY AND BETWEEN DALLAS COUNTY AND THE CITY OF LANCASTER FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS (PHASE I), ROADWAY, DRAINAGE AND SEWER IMPROVEMENTS (PHASE II), AND BIKE/PEDESTRIAN TRAIL IMPROVEMENTS (PHASE III) ON PLEASANT RUN ROAD; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a project specific agreement with Dallas County was approved by City Council on July 13, 2015 for water system improvements (Phase II), Roadway, Drainage and Sewer Improvements (Phase II) along Pleasant Run Road; and

WHEREAS, the City Council of Lancaster desires to authorize an amendment to this project specific agreement with Dallas County to include a new hike and bike pedestrian trail (Phase III);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the amendment no.1 by and between the City of Lancaster and Dallas County, which is attached hereto and incorporated herein by reference as Exhibit "A", having been reviewed by the City Council of the City of Lancaster, Texas and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved.

SECTION 2. That the City Manager is hereby authorized to execute said agreement as depicted in Exhibit "A".

SECTION 3. Any prior Resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 4. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 5. That this resolution shall take effect immediately from and after its passage and it is so duly resolved.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 5th day of February, 2018.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

LANCASTER CITY COUNCIL

City Council Special Meeting

3.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Civic Engagement

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Discuss and consider annual appointments to City of Lancaster Boards and Commissions.

Background:

For boards and commissions appointments, recruiting efforts for applications were made through various sources including:

- Lancaster Connection
- Lancaster Live
- Lancaster Today
- Invitation to the participants of the 2017 Civic Leadership Academy and 2017 Citizens Public Safety Academy
- City of Lancaster's website
- Cable Channel 16
- Social media: Facebook, Twitter, Instagram and Next Door
- Marquee signs
- Town Hall Meetings
- Trash-Off
- Recreation Center
- Lancaster Veterans Memorial Library
- LISD's Public Relations and Multimedia Marketing
- Utility Billing and monthly statement

An appointment worksheet is attached to facilitate nominations to fill vacancies. The worksheet outlines all vacancies. Appointments may be made for:

Airport Advisory Board
Animal Shelter Advisory Committee
Library Advisory Board
Parks and Recreation Advisory Board / Lancaster Recreation Dev. Corp.

Operational Considerations:

Vacancies may be filled through any combination of reappointment of existing members or appointment of new applicants and alternates.

Animal Shelter Advisory Board

Please note that there are state requirements for appointment to the Animal Shelter Advisory Board. Under Section 823.005 of the Texas Health and Safety Code, a municipality in which an animal shelter is located is required to appoint an advisory committee to assist in complying with state requirements.

Under the state code, the advisory committee must be composed of at least:

- one (1) licensed veterinarian
- one (1) municipal officer
- one (1) person whose duties include the daily operation of animal shelter
- one (1) representative from an animal welfare organization

In addition, a resolution adopted by Council in October 2009 provides for a councilmember and a resident to be on the advisory committee for a total of five regular members and one alternate. A resident and councilmember are not required by the state code. Currently a councilmember is not seated on the advisory committee. Council may choose to seat a councilmember if desired. The Animal Shelter Advisory Committee consists of the following five members and an alternate:

Member	Role/Capacity	Term Expires
Dr. Jean Eye	veterinarian*	2018
Katherine Hail	involved in operations of shelter*	2018
Vacant	municipal officer*	2017
Stacey Jaglowski	regular position	2017**
Vacant	animal welfare*	2017
Ivory Williams	alternate	2017**
	*state requirement	**desires reappointment

Staff recommends appointing Fabrice Kabona to fulfill the state requirement for municipal officer and Carol DeLaRosa Green to fulfill the state requirement for animal welfare organization.

It is necessary that Council make appointments such that state requirements are met.

Other Appointment Notes

Zoning Board of Adjustment members are appointed by the Mayor and confirmed by City Council; however, there is a companion item for Zoning Board of Adjustment appointments. The Planning & Zoning Commission makes recommendations for appointments to the Historic Landmark Preservation Committee, which are confirmed by City Council. Civil Service Commission appointments are recommended by the City Manager and confirmed by City Council. Appointments to the Youth Advisory Committee are made by the City Manager or her designee.

Options/Alternatives:

The Council may choose to:

1. Make appointments from new applications on hand.
2. Reappoint members whose terms are expiring.
3. Appoint an alternate to fill a regular position and then appoint a new alternate.
4. Delay some appointments until a future Council meeting.
5. Leave any regular position or alternate position unfilled at this time.

Recommendation:

Boards and Commissions appointments are solely at Council's pleasure

Attachments

2017 Appointment Worksheet

Alphabetical list of all applicants (indicates board preferences)

Applications (alphabetical)

2017 Expiring Terms and Vacancies Recap (indicates those desiring reappointment)



**Worksheet
Board & Commission Appointments
February 5, 2018**

Desiring Reappt. / Notes

Animal Shelter Advisory Committee – 3 regular positions, 1 alternate

- | | |
|----------------------|-----------------------------|
| 1. _____ | Vacant* (Municipal Officer) |
| 2. _____ | Stacey Jaglowski |
| 3. _____ | Vacant* (Animal Welfare) |
| 4. _____ (alternate) | Ivory Williams |

*fills state requirement

Airport Advisory Board – 3 regular positions; 1 alternate

- | | |
|----------------------|--------------|
| 1. _____ | Dean Byers |
| 2. _____ | John Stewart |
| 3. _____ | Tim Fagan |
| 4. _____ (alternate) | Vacant |

Historic Landmark Preservation Committee – 3 regular positions, 1 alternate

- | | |
|----------------------|-----------------|
| 1. _____ | Mindy Truly |
| 2. _____ | Gilles Delaisse |
| 3. _____ | Glenn Hooper |
| 4. _____ (alternate) | Mary Guinn |

Economic Development Corp. – 3 regular positions (3 year terms)

- | | |
|----------|------------------|
| 1. _____ | Ellen Clark |
| 2. _____ | Ted Burk |
| 3. _____ | Octavia Giadolor |

Library Advisory Board – 3 regular positions, 1 alternate

Desiring Reappt. / Notes

- | | |
|----------------------|--------------------------|
| 1. _____ | Quinnest Banks |
| 2. _____ | Vacant |
| 3. _____ | Vacant |
| 4. _____ (alternate) | Cecelia J. Smith-Whitson |

Museum Advisory Board –1 alternate

- | | |
|----------------------|---------------|
| 1. _____ (alternate) | Joann Harrell |
|----------------------|---------------|

**Parks & Recreation Advisory/
Recreational Development Board – 4 regular positions, 1 alternate**

- | | |
|----------------------|-----------------|
| 1. _____ | Abe Cooper |
| 2. _____ | Darwin Isham |
| 3. _____ | Mary Sykes |
| 4. _____ | Petra Covington |
| 5. _____ (alternate) | Vacant |

Planning and Zoning Commission – 3 regular positions

Desiring Reappt. / Notes

- | | |
|----------|-----------------|
| 1. _____ | Karen Collins |
| 2. _____ | Jeremy Reed |
| 3. _____ | Cynthia Johnson |

Property Standards & Appeals Board – 2 regular positions; 1 alternate

- | | |
|----------------------|-------------------|
| 1. _____ | Cassondra Andrews |
| 2. _____ | Donna Lee |
| 3. _____ (alternate) | Charlene Cade |

Desiring Reappt. / Notes

Zoning Board of Adjustment (Mayor appoints; Council confirms)

- | | |
|----------------------|-----------------|
| 1. _____ | Deborah Taylor |
| 2. _____ | Sherri Williams |
| 3. _____ | Margaret Brooks |
| 4. _____ (alternate) | Lawrence Smith |

Notes:

1. Historic Landmark Preservation Committee – P & Z appoints; Council confirms
2. Civil service Commission- City Manager appoint; Council confirms
3. Youth Advisory Committee appointments by City Manager or her designee



Boards and Commissions Applicants

2017



Applicants	Airport	PSAB	HLPC	Library	ZBA	LEDC	P&Z	Parks/4B	Animal SAB	Museum	Comments
Adams, Cheryl		1				2	3				
Allen, Frances						2	3	1			Willing to serve on any board
Anthony, Jr., Ronald G						1	3	2			
Ayers, Dan						1	2				Civil Service Commission - 3
Cocanower, Allen								2			Civil Service Commission - 1
Day, Lolecia						1	2				
De La Rosa Green, Carol									1		Animal Welfare - State Requirement
Gibbons, Kyshia				3		1		2			
Hill, Charlene						3		1		2	
Hudson, Robert						2	1			3	
Kabona, Fabrice									1		Municipal Officer - State Requirement
Marish, Becky						1					
Mathews, Antionette								1			Youth Advisory Committee - 2
McMorris, Kerris	3						2	1			
Mixon, Sean						1					
Mixon, Zaychiana		3				1	2				
Monroe, Meriem						1					
Odie, James								1			Youth Advisory Committee - 2
Osegueda, Judith "Jo"								3			Civil Service Commission - 1 Youth Advisory Committee - 2
Richardson, Elizabeth				2		1				3	
Samples, Kurtis K	1										
Stiggers-LaGrange, Alleta						3	1				Youth Advisory Committee - 2 Civil Service Commission - 4
Teklegeorge, Kamila						2		1			Willing to serve on any board
Thomas, Barbara J.	3					2	1				
Turner, Antoinette				1							Application received after interviews.
Weaver, Gretchen			1	2			3				
Woods, Tedrick					3	1	2				Application received after interviews.
Wright, Cheryl			1								
Yancy, Darryl				1							Youth Advisory Committee - 3 Civil Service - 3 (Application received after interviews)
Yeargin, Pamela						1					

LANCASTER CITY COUNCIL

City Council Special Meeting

4.

Meeting Date: 02/05/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Civic Engagement

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Consider confirmation of nominations made by the Mayor for appointments to the City of Lancaster Zoning Board of Adjustment.

Background:

As set by ordinance, the Zoning Board of Adjustment members are appointed by the Mayor and confirmed by the City Council

The Zoning Board of Adjustment consists of five regular members and an alternate. Currently, serving on the Zoning Board of Adjustment are:

	<u>Term Expires</u>
Deborah Taylor	2017
Sherri Williams	2017
Margaret Brooks	2017
Syrinithia Mann	2018
John G. Thomas	2018
Alternate member:	
Lawrence Smith	2017

Operational Considerations:

Mayor Knight will make nominations for appointments following other City board and commission appointments.

A motion, with a second, and an affirmative vote is required to confirm the appointments.

Recommendation:

Boards and Commissions appointments are solely at Council's pleasure.