



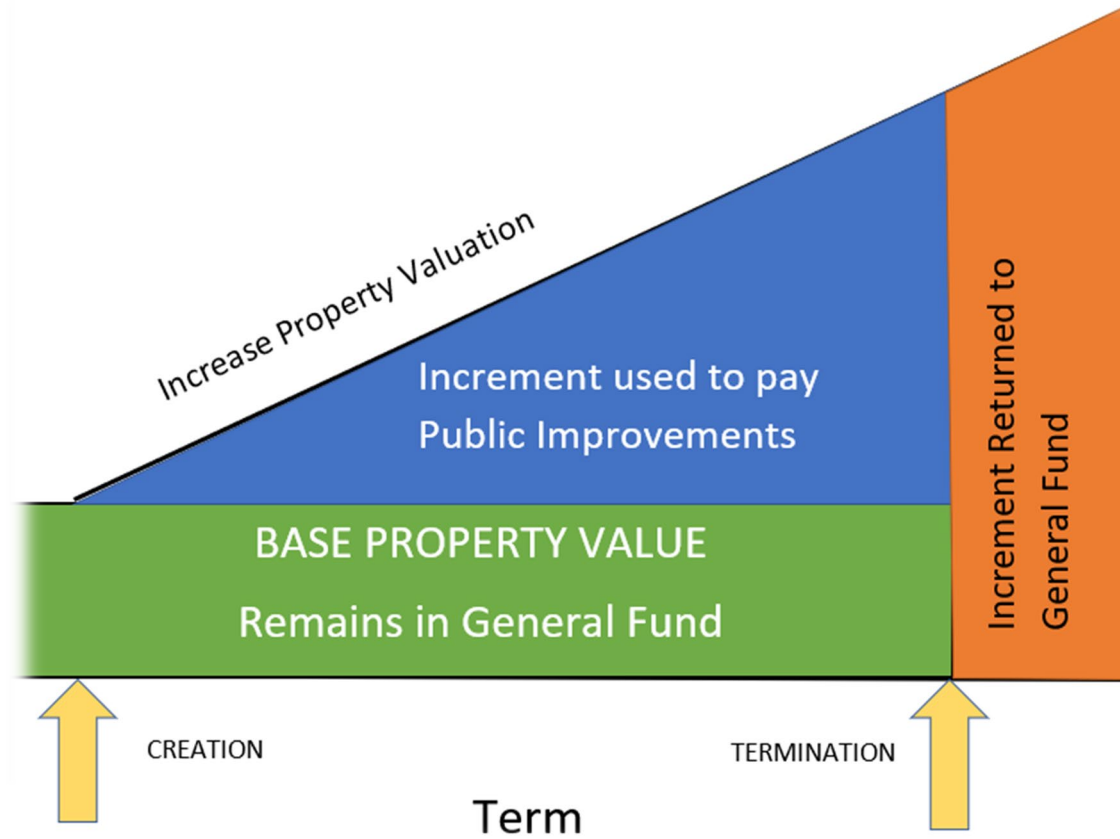
REINVESTMENT ZONE NO. 2,
CITY OF KELLER

PETTY
& ASSOCIATES

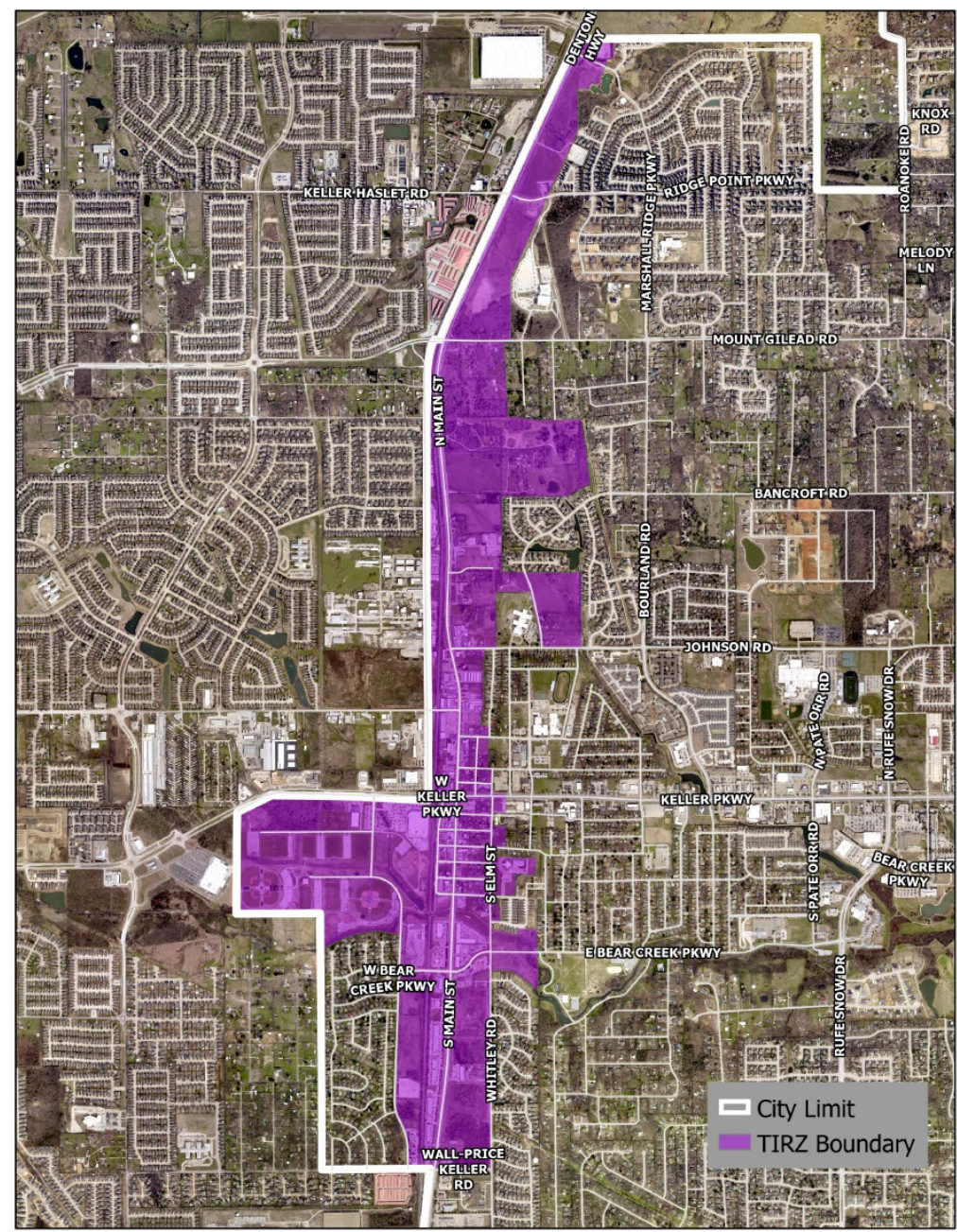
TIRZ Defined

“Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code.”

TIRZ Illustrated



Proposed TIRZ No. 2 Boundary



Keller TIRZ No. 2

- 795.19 Acres
- 377 Commercial Corridor
- Special emphasis on Old Town Keller
- Term: 2021-2051

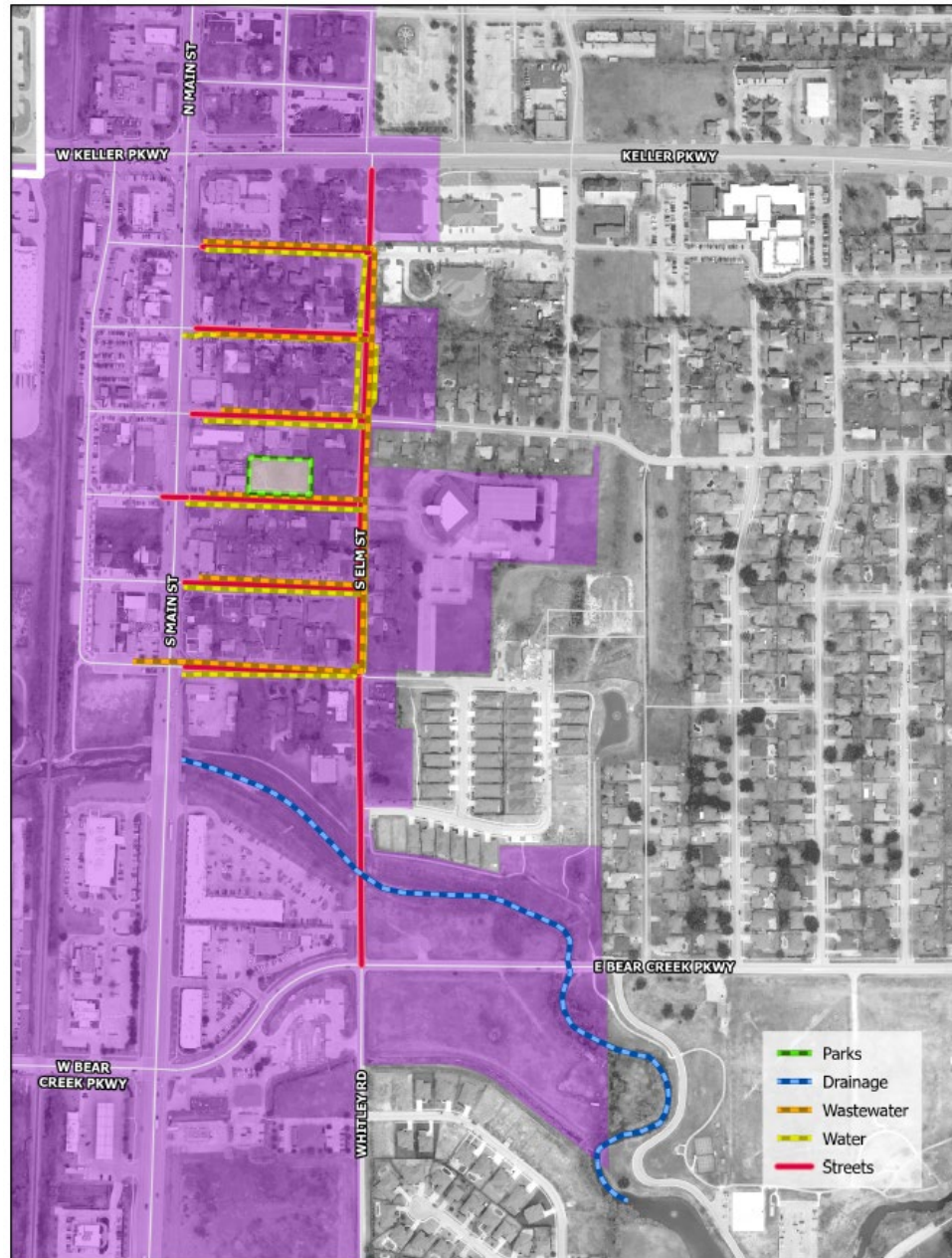
Proposed Public Improvements

Projects	Costs
Drainage	\$ 5,500,000
Parks	\$ 1,700,000
Rail	\$ 20,000,000
Roads	\$ 77,007,600
Storm	\$ 5,000,000
Wastewater	\$ 6,915,000
Water	\$ 10,415,000
Public Art	\$ 1,500,000
Economic Development Grants	\$ 900,000
City Administrative Costs	\$ 304,261
Total	\$ 129,241,861

- Old Town Keller Improvements
- Public Art
- Economic Development
- Water Feature
- Rail Station

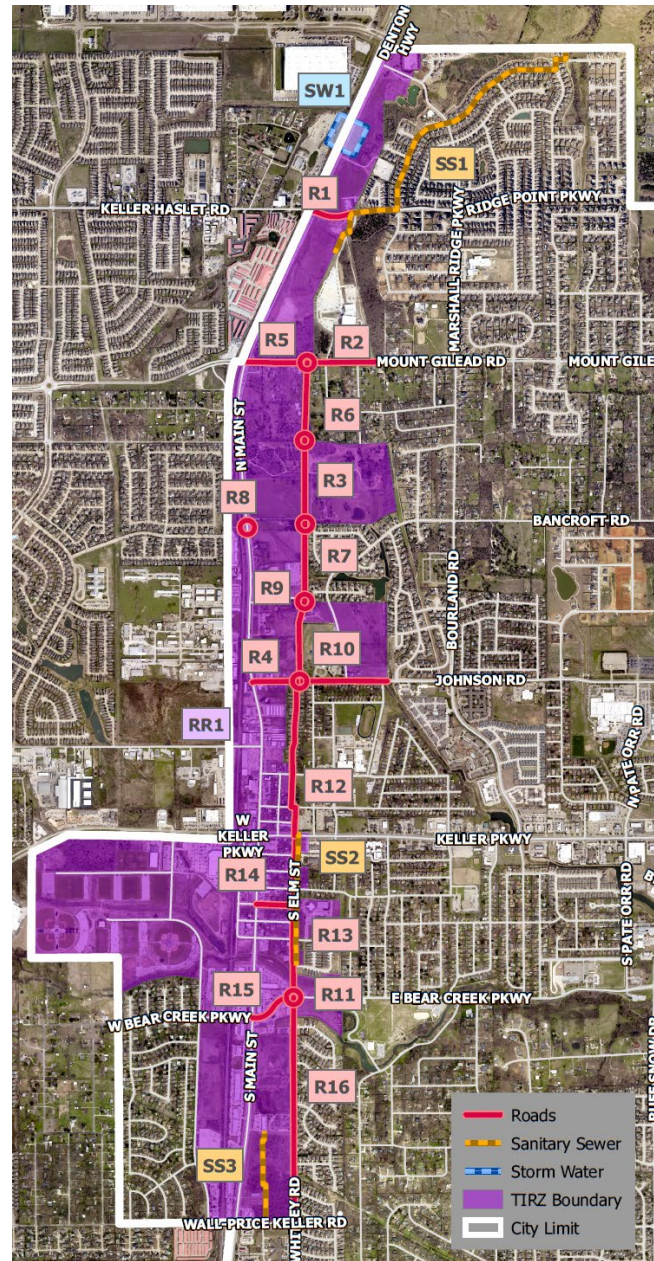
Estimated Time When Costs Are to be Incurred

Year	Public Improvements	Project Costs
2021	Roads, Storm, Wastewater, Admin, ED Grant	\$ 10,393,532
2022	Drainage, Parks, Roads, Admin, ED Grant	\$ 10,536,532
2023	Drainage, Parks, Roads, Wastewater, Water	\$ 14,896,682
2024	Roads, Admin, ED Grant	\$ 8,448,835
2025	Roads, Wastewater, Admin, ED Grant, Public Art	\$ 4,512,991
2026	Roads, Wastewater, Water, Admin, ED Grant	\$ 4,592,150
2027	Roads, Wastewater, Water, Admin, ED Grant	\$ 8,071,313
2028	Roads, Wastewater, Water, Admin, ED Grant	\$ 8,123,578
2029	Admin, ED Grant	\$ 37,647
2030	Roads, Admin, ED Grant, Public Art	\$ 14,287,820
2031	Admin, ED Grant	\$ 37,995
2032	Admin, ED Grant	\$ 38,175
2033	Admin, ED Grant	\$ 38,358
2034	Admin, ED Grant	\$ 38,544
2035	Admin, ED Grant, Public Art	\$ 288,734
2036	Admin, ED Grant	\$ 38,928
2037	Admin, ED Grant	\$ 39,126
2038	Water, Admin, ED Grant	\$ 1,539,328
2039	Admin, ED Grant	\$ 39,534
2040	Roads, Water, Admin, ED Grant, Public Art	\$ 4,289,744
2041	Admin, ED Grant	\$ 39,958
2042	Water, Admin, ED Grant	\$ 5,040,177
2043	Admin, ED Grant	\$ 40,400
2044	Roads, Admin, ED Grant	\$ 8,040,627
2045	Roads, Admin, ED Grant, Public Art	\$ 5,290,859
2046	Admin, ED Grant	\$ 41,096
2047	Admin, ED Grant	\$ 41,337
2048	Admin, ED Grant	\$ 41,583
2049	Admin, ED Grant	\$ 41,834
2050	Rail, Admin, ED Grant, Public Art	\$ 20,292,090
2051	Admin, ED Grant	\$ 42,351
Total		\$ 129,241,861



Old Town Keller Improvements

Public Improvements



TIRZ No. 2 – Assumptions

- City Participation: 50%
- County Participation Requested: 50%
- College District Participation Requested: 50%
- Existing Taxable Value: \$169M
- Added Development Value: \$440M
- Undeveloped Acreage: 460 Acres
- Based on proposed 2021 Future Land Use Plan
- 2% annual value increases with two years of no growth each decade to simulate an economic downturn

TIRZ No. 2 – Cumulative Contributions

- City Contribution: \$27 million
- County Contribution: \$16 million
- College District Contribution: \$8.9 million

- 2% annual value increases with two years of no growth each decade to simulate an economic downturn
- Based on proposed 2021 Future Land Use Plan

Next Steps:

- Resolution Calling Public Hearing – March
- Public Hearing considering TIRZ Creation – March
- Approval of Final Plan – April
- County Participation – May
- College District Participation – June

QUESTIONS?
