



**CITY OF BRYAN**  
*The Good Life, Texas Style.™*

**CITY OF BRYAN  
TAX INCREMENT REINVESTMENT ZONE  
NUMBER TWENTY-ONE**

**PRELIMINARY PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING PLAN**

**August 2009**

## **LEGAL DESCRIPTION OF THE ZONE**

Being approximately 259 +/- acres of land out of the City of Bryan, Texas described generally as follows:

The Bryan Downtown Reinvestment Zone shall be comprised of all property within the following described polygon, inclusive of the ROW that comprises the boundary, but with the exception of the two parcels known at the Brazos County Appraisal District as: R41810 – Smythe #3, Block 4, Lots 1-9, Acres 4.00 and R41811 – Smythe #3, Block D, Lot 2, Acres 2.37-the polygon starting point is the northwest corner of the intersection of the Sims St. and the 18th St. right-of-ways, then heading east along the north side of the 18th St. right-of-way, until reaching the northeast corner of the intersection of Texas Ave. and the 18th St. right-of-ways, then heading south along the east side of the Texas Ave. right-of-way, until reaching the southeast corner of the intersection of the E. 30th St. and Texas Ave. right-of-ways, then heading west one block along the south side of the E. 30th St. right-of-way until reaching the southeast corner of the intersection of the S. Washington Ave. and E. 30th St right-f-ways, then heading southwest along the southeast side of the S. Washington Ave. right-of-way until reaching the southeast corner of the intersection of the E. 33rd St. and S. Washington Ave. right-of-ways, then heading southeast along the northeast side of the E. 33rd St. right-of-way until reaching the southeast corner of the intersection of the Texas Ave. and E. 33rd St. right-of-ways, then heading south and southeast along the east and northeast of the Texas Ave. right-of-way until reaching the southeast corner of the intersection of the Dodge Ave. and Texas Ave. right-of-ways, then heading southwest along the southeast side of the Dodge Ave. right-of-way until reaching the southwest corner of the intersection of the Finfeather Rd. and Dodge Ave. right-of-ways, then heading north along the west side of the Finfeather Rd. right-of-way until reaching the southwest corner of the intersection of the S. Sims St. and Finfeather Rd. right-of-ways, then heading northwest along the southwest side of the S. Sims St. right-of-way until reaching the northwest corner of the intersection of the S. Bryan Ave. and S. Sims St. right-of-ways, then heading north along the west side of the S. Bryan Ave. right-of-way until reaching the southwest corner of the intersection of the W. 30th St. and S. Bryan Ave. right-of-ways, then heading west along the south side of the W. 30th St. right-of-way until reaching the southwest corner of the intersection of the S. Sims St. and W. 30th St. right-of-ways, then heading north along the west side of the Sims St. right-of-way until closing at the starting point of the northwest corner of the intersection of the Sims St. and the 18th St. right-of-ways.

## PROJECT AND FINANCE PLAN

### *Existing Uses and Conditions / Boundaries §311.011(b)(1)*



The Zone includes approximately 259 +/- acres wholly within the City of Bryan. Its boundaries include two principal areas of the City's historic core, hereafter referred to as "Downtown" and "South College Avenue."

The "Downtown" portion of the Zone includes the mixed-use Central Business District of the City, containing the region's densest mix of office, restaurant/ entertainment, retail, lodging, public, and institutional uses. Several properties have more than one use on site, often mixed vertically, especially with retail space on the ground floor and other uses on upper floors. There are small pockets of residential uses and off-street parking lots. The Downtown portion also includes a civic core component, concentrated between the traditional boundaries of downtown and Texas Avenue, and adjacent public open space and cultural centers. Many of the City's and County's key municipal buildings are located here.

The age of the land uses within the Downtown portion of the Zone varies from historic, early 20th Century buildings to modern structures. This portion of the Zone also contains South Main Street, where historic buildings form the infrastructure for tourism development. Other historic structures to help drive tourism are located on the east side of the railroad tracks near the Bryan Public Library and the Children's Museum. Despite

resurgence in development activity along South Main Street, vacancies in many structures remain high, especially on upper floors.

The “South College Avenue” portion of the Zone extends northward from Dodge Street along S. College Avenue/ S. Main Street. The land uses within the South College Avenue portion of the Zone are a mostly low-density mixture of retail, general commercial, and light industrial properties situated along the rail line. Many properties are in excess of 35 years old and some are underutilized or unused altogether. Though an asphalt overlay was recently poured over this section of the street, the overlay is not expected to last the life of the Zone. In addition, this section of street is in need of significant drainage improvements. Sidewalks are in poor condition or do not exist at all in many places.

***Municipal Ordinances §311.011(b)(2)***

The City is not contemplating any specific changes to municipal ordinances as part of any projects to be undertaken by the Zone.

***Non-Project Costs §311.011(b)(3)***

It is expected that the City will participate in the rehabilitation of existing and development of new public facilities and infrastructure within the Zone. In addition, private developers may also contribute public facilities and infrastructure.

***Relocation §311.011(b)(4)***

No relocation of existing residents is anticipated to be required as a result of the Zone’s projects.

***Estimated Project Cost Description §311.011(c)(1) and Kind, Number, and Location of TIRZ Improvements §311.011(c)(2)***

The Zone is anticipated to engage in projects that will support the types of development and economic activity projected in the Downtown Bryan Master Plan (Appendix A) as well as contribute to the vitality and attractiveness of Bryan as a whole. The categories of project costs include the following:

1. Land & Land Improvements – Various components of existing structures will be need to be maintained and/or demolished for public safety and for development preparation purposes. These costs might include asbestos inspections and potentially abatement of asbestos. Additionally, costs may be incurred in the process of obtaining land including legal fees, accounting/auditing services, taxes, and planning/consulting services.
2. Roadways and traffic management – To facilitate a safe, efficient, and appealing driving experience within and through the Zone as a prerequisite to economic growth and new development, Zone funds may contribute to studies and/or contracts that may further these improvements in roadway infrastructure, traffic management infrastructure, and beautification.

***Economic Feasibility Study §311.011(c)(3)***

The Downtown Bryan Master Plan is available in the offices of Development Services and on [www.bryantx.gov](http://www.bryantx.gov). The SPPRE Executive Summary is also attached.

***Estimate of Bonded Indebtedness §311.011(c)(4)***

The Zone will not issue bonded debt at this time. Rather, the Zone will be established on a pay-as-you-go basis initially, while the Board of Directors monitors the progress of TIF fund accumulation. The Zone becomes an economic development tool necessary to partner in development opportunities which will not succeed without associated infrastructure improvements. It is anticipated that property valuations will meet or exceed the projections forecasted in this report. As new development occurs within the Zone, property value increases positively affect TIRZ fund accumulation, and further projects may be considered.

***Timing of Incurring Costs or Monetary Obligation §311.011(c)(5)***

Costs will be incurred over the life of the Zone based on its Board of Directors' identification of priority activities and projects, opportunities for implementation, and available revenues to sustain future bonded debt.

**CITY OF BRYAN, TEXAS**

**TAX INCREMENT REINVESTMENT ZONE #21 ANALYSES**

**ESTIMATED PROJECT COSTS**

<u>Fiscal Year</u>	<u>Description of Expenditures</u>	<u>Project Cost</u>
2008	Accounting & Auditing Services	\$ 8,000
2009	Land & Land Improvements	\$ 3,000
	Legal Expenses	5,743
	Taxes	354
	Accounting/Auditing Services	12,000
	Planning/Consulting Expenses	15,790
	Demolition/Asbestos Abatement	269,000
	Transportation Grant Contract (Goodman Corp)	50,000
		<hr/> \$ 355,887
2010	Consulting Expenses	\$ 35,000
	Demolition/Asbestos Abatement	200,000
		<hr/> \$ 235,000
2011	Reimburse General Fund for Loaned Funds	\$ 63,482
2012	Reimburse General Fund for Loaned Funds	\$ 19,588
	Reimburse Special Projects for Loaned Funds	43,894
		<hr/> \$ 63,482
2013	Reimburse Special Projects for Loaned Funds	\$ 63,482
2014	Reimburse Special Projects for Loaned Funds	\$ 63,482
2015	Reimburse Special Projects for Loaned Funds	\$ 63,482
2016	Reimburse Special Projects for Loaned Funds	\$ 3,660
	Reimburse Oil & Gas Fund for Loaned Funds	59,822
		<hr/> \$ 63,482
2017	Reimburse Oil & Gas Fund for Loaned Funds	\$ 63,482
2018	Reimburse Oil & Gas Fund for Loaned Funds	\$ 51,696
<b>Total Projected Expenditures &amp; Reimbursements</b>		<b>1,094,957</b>

Various types of projects may be implemented in any location within the Zone where the Zone's Board of Directors determines that doing so will enable desired private development.

***Method of Financing and Sources of Revenue §311.011(c)(6)***

*Methods of financing.*

The Zone will initialize through a pay-as-you-go approach, with the option of financing projects that could utilize the following approaches:

- Cash funds generated from existing property value increment;
- Short term anticipation loans from other City funds;

*Sources of revenue.*

The primary source of revenue for the Zone will be funds from the contributed property tax collections of the City of Bryan on the taxable property value increment within the Zone. It is currently projected that the City will agree to participate in funding the Zone with 100% of the incremental property taxes collected over the life of the Zone. Based upon 2009 tax rates the incremental property tax revenue contributed to the Zone is projected as follows:

- Zone property tax contributions from the participating tax jurisdictions could be supplemented with other sources of revenue as available. These could include but are not limited to;
- Grants from other local, state, and federal agencies;
- Grants from private entities such as foundations; and,
- Joint implementation and funding agreements with other public agencies or private entities such as civic associations for specific projects.

***Current Appraised Value §311.011(c)(7)***

The current certified taxable appraised value for the base year of the Zone, 2006, is \$43,915,850.

***Estimated Captured Appraised Value §311.011(c)(8)***

The table found on page 9 of this plan provides the projected schedule of taxable value increment captured by the Zone over its proposed 20-year duration. Captured value projections assume no annual value appreciation.

## **CITY OF BRYAN, TEXAS**

### **TAX INCREMENT REINVESTMENT ZONE #21 ANALYSIS**

#### **SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS**

- The accompanying forecasted schedules present, to the best of management's knowledge and belief, the estimated tax revenues, cash flows, bond activity, and additional tax revenue for the forecast period. Accordingly, the forecast reflects management's judgment as of June 2009, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecast. There will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.
- In addition to projected tax revenues, other project funding includes \$490,181 in funding transfers from other City funds, to be repaid as tax revenue income is received. At this time there is no anticipation that bond funds will be issued, therefore debt service is not anticipated.
- Excess funds will be invested at an estimated 3% per annum.
- Captured assessed valuations are forecasted to remain constant at \$69,371 from fiscal year 2010 forward. This Project and Finance Plan will be amended to reflect changes as future development plans are known.
- Current future tax rates dedicated to this project are:
  - City of Bryan            \$.6364 per \$100 valuation
- Neither Brazos County nor Bryan Independent School District currently has any portion of their tax rates dedicated to this project.
- No tax abatement will be given.



**CITY OF BRYAN, TEXAS**

**TAX INCREMENT REINVESTMENT ZONE #21 ANALYSIS**

**FORECASTED TAX REVENUES**

Tax Year	Real Property Value (\$)	Captured Incremental Value (\$)	Incremental Property Tax Revenue (\$)	
	Net Taxable	Combined	City	Total
2006	41,070,995	-	-	-
2007	43,915,850	2,844,855	20,831	20,831 *
2008	44,080,050	3,009,055	18,089	18,089 **
2009	51,057,085	9,986,090	63,482	63,482
2010	51,057,085	9,986,090	63,482	63,482
2011	51,057,085	9,986,090	63,482	63,482
2012	51,057,085	9,986,090	63,482	63,482
2013	51,057,085	9,986,090	63,482	63,482
2014	51,057,085	9,986,090	63,482	63,482
2015	51,057,085	9,986,090	63,482	63,482
2016	51,057,085	9,986,090	63,482	63,482
2017	51,057,085	9,986,090	63,482	63,482
2018	51,057,085	9,986,090	63,482	63,482
2019	51,057,085	9,986,090	63,482	63,482
2020	51,057,085	9,986,090	63,482	63,482
2021	51,057,085	9,986,090	63,482	63,482
2022	51,057,085	9,986,090	63,482	63,482
2023	51,057,085	9,986,090	63,482	63,482
2024	51,057,085	9,986,090	63,482	63,482
2025	51,057,085	9,986,090	63,482	63,482
2026	51,057,085	9,986,090	63,482	63,482
<b>TOTAL</b>			1,181,595	1,181,595

\*Represents actual receipts per City's 2008 Audited Financial Statements

\*\*First year Tax Freeze; total reflected is adopted budget amount

## TAX INCREMENT REINVESTMENT ZONE #21 ANALYSIS

### FORECASTED REVENUES & EXPENDITURES

	FY 08 <u>Actual</u>	FY 09 <u>Adopted</u>	FY 09 <u>Projected</u>	FY 10 <u>Proposed</u>	FY 11 <u>Projected</u>	FY 12 <u>Projected</u>	FY 13 <u>Projected</u>	FY 14 <u>Projected</u>	FY 15 <u>Projected</u>	FY 16 <u>Projected</u>
<b>REVENUES:</b>										
Property tax - City	\$ 20,831	\$ 18,089	\$ 18,083	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482
Transfer from Oil and Gas	-	-	100,000	75,000	-	-	-	-	-	-
Transfer from Special Projects	-	-	175,000	63,000	-	-	-	-	-	-
Brownfield Grant	-	-	-	-	-	-	-	-	-	-
Transfer from General Fund Balance	-	-	49,552	33,518	-	-	-	-	-	-
Interest Income	37	1,000	384	-	-	-	-	-	-	(0)
<b>Total Revenues</b>	<b>20,868</b>	<b>19,089</b>	<b>343,019</b>	<b>235,000</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>
<b>EXPENDITURES:</b>										
Land & Land Improvements	-	-	3,000	-	-	-	-	-	-	-
Legal Expenses	-	-	5,743	-	-	-	-	-	-	-
Taxes	-	-	354	-	-	-	-	-	-	-
Accounting/Auditing Services	8,000	-	12,000	-	-	-	-	-	-	-
Planning/Consulting Expenses	-	-	15,790	-	-	-	-	-	-	-
Demolition/Asbestos Abatement	-	-	269,000	200,000	-	-	-	-	-	-
Transportation Grant Contract (Goodman Corp)	-	-	50,000	-	-	-	-	-	-	-
Consulting Expenses	-	-	-	35,000	-	-	-	-	-	-
Reimb. General Fund for FY09 Loan	-	-	-	-	63,482	19,588	-	-	-	-
Reimb. Special Projects for FY09 Loan	-	-	-	-	-	43,894	63,482	63,482	63,482	3,660
Reimb. Oil & Gas for FY09 Loan	-	-	-	-	-	-	-	-	-	59,822
<b>Total Expenditures</b>	<b>8,000</b>	<b>-</b>	<b>355,887</b>	<b>235,000</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>	<b>63,482</b>
Increase (Decrease) in Fund Balance	12,868	19,089	(12,868)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Beginning Fund Balance	-	(8,000)	12,868	0	0	0	0	0	0	(0)
Ending Fund Balance	\$ 12,868	\$ 11,089	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)

**CITY OF BRYAN, TEXAS**

**TAX INCREMENT REINVESTMENT ZONE #21 ANALYSIS**

**FORECASTED REVENUES & EXPENDITURES**

	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	<u>FY 20</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>
	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>
<b>REVENUES:</b>										
Property tax - City	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482	\$ 63,482
Transfer from Oil and Gas	-	-	-	-	-	-	-	-	-	-
Transfer from Special Projects	-	-	-	-	-	-	-	-	-	-
Brownfield Grant	-	-	-	-	-	-	-	-	-	-
Transfer from General Fund Balance	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	354	2,269	4,241	6,273	8,365	10,521	12,741	15,028
<b>Total Revenues</b>	<b>63,482</b>	<b>63,482</b>	<b>63,835</b>	<b>65,751</b>	<b>67,723</b>	<b>69,755</b>	<b>71,847</b>	<b>74,003</b>	<b>76,223</b>	<b>78,510</b>
<b>EXPENDITURES:</b>										
Land & Land Improvements	-	-	-	-	-	-	-	-	-	-
Legal Expenses	-	-	-	-	-	-	-	-	-	-
Taxes	-	-	-	-	-	-	-	-	-	-
Accounting/Auditing Services	-	-	-	-	-	-	-	-	-	-
Planning/Consulting Expenses	-	-	-	-	-	-	-	-	-	-
Demolition/Asbestos Abatement	-	-	-	-	-	-	-	-	-	-
Transportation Grant Contract (Goodman Corp)	-	-	-	-	-	-	-	-	-	-
Consulting Expenses	-	-	-	-	-	-	-	-	-	-
Reimb. General Fund for FY09 Loan	-	-	-	-	-	-	-	-	-	-
Reimb. Special Projects for FY09 Loan	-	-	-	-	-	-	-	-	-	-
Reimb. Oil & Gas for FY09 Loan	63,482	51,696	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>63,482</b>	<b>51,696</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Increase (Decrease) in Fund Balance</b>	<b>(0)</b>	<b>11,786</b>	<b>63,835</b>	<b>65,751</b>	<b>67,723</b>	<b>69,755</b>	<b>71,847</b>	<b>74,003</b>	<b>76,223</b>	<b>78,510</b>
<b>Beginning Fund Balance</b>	<b>(0)</b>	<b>(0)</b>	<b>11,786</b>	<b>75,621</b>	<b>141,372</b>	<b>209,095</b>	<b>278,850</b>	<b>350,697</b>	<b>424,700</b>	<b>500,923</b>
<b>Ending Fund Balance</b>	<b>\$ (0)</b>	<b>\$ 11,786</b>	<b>\$ 75,621</b>	<b>\$ 141,372</b>	<b>\$ 209,095</b>	<b>\$ 278,850</b>	<b>\$ 350,697</b>	<b>\$ 424,700</b>	<b>\$ 500,923</b>	<b>\$ 579,432</b>