
Monday, May 15, 2023
5:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the TIF#2 Board on an item NOT posted on the agenda, shall speak during this section.

A speaker card must be filled out and turned in to the recording secretary prior to addressing the board. Each speaker will be allowed three (3) minutes.

3. **GENERAL**

- A.** Consider approval of the minutes from the August 15, 2022 Tax Increment Finance Reinvestment Zone #2 (TIF #2) Board meeting.
- B.** Consider approval of a resolution amending the Reinvestment Zone Number Two City of Burleson, Texas, Project and Financing Plan by adopting the Renfro Street & Johnson Avenue Pedestrian Improvements, and the purchase of a real estate tract and construction of a public parking lot on the tract as additional projects. *(Staff Presenter: Martin Avila, Finance Director)*
- C.** Consider approving a resolution amending the TIF #2 budget for fiscal year 2022-2023 by increasing the appropriations in the TIF #2 Fund in the amount of \$874,393 for the Renfro and Johnson Ave Pedestrian Improvement, purchase of a real estate tract for a future parking lot, and the FY23 debt service payment for the 2022 CO bonds. *(Staff Presenter: Martin Avila, Director of Finance)*
- D.** Consider approval of a resolution supporting the City of Burleson's approval of a real estate purchase contract. *(Staff Presenter: Alex Phillips, Economic Development Director)*

4. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
 - Discuss and receive direction on a certain parcel of real property in the district boundary of Tax Increment Reinvestment Zone Number Two, City of Burleson, Johnson County, Texas for municipal purposes where deliberation in open session would have a detrimental effect on the position of negotiations with third parties.

5. ADJOURN**CERTIFICATE**

I hereby certify that the above agenda was posted on this the **10th of May 2023, by 5:00 p.m.**, on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos
City Secretary

**ACCESSIBILITY STATEMENT**

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

TIF #2

DEPARTMENT: City Secretary's Office
FROM: Amanda Campos, City Secretary
MEETING: May 15, 2023

SUBJECT:

Consider approval of the minutes from the August 15, 2022 Tax Increment Finance Reinvestment Zone #2 (TIF #2) Board meeting.

SUMMARY:

The Board duly and legally met on August 15, 2022 for a TIF #2 meetings.

OPTIONS:

- 1) Board may approve the minutes as presented or approve with amendments.

RECOMMENDATION:

Approval

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Amanda Campos, TRMC
Department: City Secretary's Office
Email: acampos@burlesontx.com
Phone: 817-429-9665

**MEETING OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCE
REINVESTMENT ZONE NUMBER TWO
August 15, 2022**

Present

Jimmy Stanford
Chris Fletcher
Dan McClendon, President
Kenny Howell

Absent

Bret Jimerson

Staff present

Bryan Langley, City Manager
Tommy Ludwig, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Allen Taylor, Jr., City Attorney
Matt Ribitzki, Deputy City Attorney

1. **Call to Order 4:30 p.m.**

2. **Citizen Appearance**

- No speakers.

3. **General**

A. Minutes from the February 9, 2021 and September 7, 2021 Tax Increment Finance Reinvestment Zone #2 (TIF #2). (Staff Contact: Amanda Campos, City Secretary)

Amanda Campos, City Secretary, presented the minutes for consideration to the board.

Motion was made by Jimmy Stanford and seconded by Chris Fletcher to approve.

Motion passed 4-0. Bret Jimerson absent.

B. TIF2081522BudgetFY23, resolution adopting the Tax Increment Finance Reinvestment Zone #2 (TIF #2) FY2022-2023 annual budget. (Staff Presenter: Martin Avila, Finance Director)

Martin Avila, Finance Director, presented the resolution to the board.

Motion was made by Chris Fletcher and seconded by Jimmy Stanford to approve.

Motion passed 4-0. Bret Jimerson absent.

4. **Board Requests for Future Agenda Items or Reports**

- None.

5. **Recess into Executive Session**

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

- No need for executive session.

6. **Adjourn**

There being no further discussion Dan McClendon adjourned the meeting.

Time: 4:35 p.m.

Monica Solko
Deputy City Secretary

DEPARTMENT MEMO

DEPARTMENT: Finance
FROM: Martin Avila, Finance Director
MEETING: May 15, 2023

SUBJECT:

Consider approval of a resolution amending the Tax Increment Financing Reinvestment Zone Number Two, City of Burleson, Texas, Project and Financing Plan by adopting the Renfro Street & Johnson Avenue Pedestrian Improvements, and the purchase of a real estate tract and construction of a parking lot on the tract as additional projects. *(Staff Presenter: Martin Avila, Finance Director)*

SUMMARY:

Tax Increment Financing Reinvestment Zone Number Two, City of Burleson, Texas (TIF #2) has been in place since 2006 and includes most of Old Town Burleson. TIF #2 captures existing property tax revenues (not an additional tax) within the district to support the re-development of Old Town. The City of Burleson contributes 100% of its property tax increment. The expenditure of TIF #2 increment revenue is governed by the Project and Finance Plan ("the Plan"). The Plan may be amended by the City Council.

To date, TIF #2 has authorized six projects to be included in the Plan: (1) the B&G Commercial development at Renfro Street and Interstate 35W, (2) Old Town Mobility Improvements, (3) infrastructure support for Old Town Station, (4) the Plaza, (5) the depot on Main infrastructure support, and (6) Ellison Street Project, and extending the term of TIF2 through December 31, 2041.

The proposed ordinance would amend the current project and financing plan by adopting a 7th project, Renfro Street & Johnson Avenue Pedestrian Improvements, and an 8th project, purchase of a real estate tract and construction of parking lot of the tract.

Once the Board of Directors of TIF #2 approves a resolution authorizing the amendments to the project and financing plan, to be effective, City Council must also pass an ordinance adopting the amendments to the plan.

OPTIONS:

- 1) Approve the ordinance amending the Reinvestment Zone Number Two project and financing plan; or
- 2) Deny the ordinance and do not amend project and financing plan.

RECOMMENDATION:

Approve the resolution amending the Reinvestment Zone Number Two projects and financing plan

FISCAL IMPACT:

TIF 2 Fund

STAFF CONTACT:

Name: Alex Philips

Title: Economic Development Director

aphilips@burlesontx.com

Name: Martin Avila

Title: Finance Director

mavila@burlesontx.com

City Council Regular Meeting

DEPARTMENT: City Manager's Office
FROM: Martin Avila, Finance Director
MEETING: May 15, 2023

SUBJECT:

Consider approving a resolution amending the TIF #2 budget for fiscal year 2022-2023 by increasing the appropriations in the TIF #2 Fund in the amount of \$874,393 for the Renfro and Johnson Ave Pedestrian Improvement, purchase of a real estate tract for a future parking lot, and the FY23 debt service payment for the 2022 CO bonds. *(Staff Presenter: Martin Avila, Director of Finance)*

SUMMARY:

The City's policy is to ensure appropriations are within the approved budgets at the fund level. Budget amendment is additional funding needed for additional projects and the 2022 CO bond FY23 debt service payment, not included in the fiscal year 2022-2023 original budget adopted by the TIF on September 6, 2022 and City Council on September 12, 2022.

OPTIONS:

Approve or deny ordinance the amended budget ordinance

RECOMMENDATION:

Staff recommends approval of amended budget ordinance

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None.

FISCAL IMPACT:

Note that funds for Renfro and Johnson Ave Pedestrian Improvement and purchase of bank lot will be transferred to Non Bond Capital Project fund. Debt service payment will be transferred to Debt Service Fund.

STAFF CONTACT:

Martin, Avila
Finance Director
mavila@burlesontx.com
817-426-9651

TIF #2

DEPARTMENT: Finance

FROM: Martin Avila, Finance

MEETING: May 15, 2022

SUBJECT:

Consider approval of a resolution supporting the City of Burleson's approval of a real estate purchase contract. *(Staff Presenter: Alex Philips, Economic Development Director)*

SUMMARY:

The item before the Board of the Tax Increment Reinvestment Zone Number Two is a resolution supporting the City of Burleson's approval of a real estate contract to purchase real estate in the district.

OPTIONS:

- 1) Approve the resolution supporting the City of Burleson's approval of a real estate contract
- 2) Approve the resolution supporting the City of Burleson's approval of a real estate contract with changes
- 3) Deny the resolution supporting the City of Burleson's approval of a real estate contract

RECOMMENDATION:

Staff recommends approving as presented

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None.

FISCAL IMPACT:

TIF 2 Fund

STAFF CONTACT:

Martin Avila
Finance Director
mavila@burlesontx.com
817-426-9651