



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas
Monday, February 10, 2025, at 4:00 PM*

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 2 Craig Starcher, Chair
Place 3 Taline Manassian, Vice Chair
Place 1 Ryan Thomas
Place 4 Miles Mathews
Place 5 Missy Atwood
Place 6 Susan Kimball
Place 7 Walt Smith
Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
City Secretary Diana Boone
TIRZ Project Manager Keenan Smith, AIA
TIRZ Administrator Jon Snyder

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

- 1. Approval of the January 13, 2025 TIRZ No. 1 & No. 2 regular meeting minutes.**

BUSINESS AGENDA

- 2. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report.** *TIRZ Administrator P3 Works, Casey Sclar; Deputy City Administrator Shawn Cox*
- 3. Discuss and Consider possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2026 Budget Process and Approval Timeline.** *Shawn Cox, Deputy City Administrator*
- 4. Discuss and consider appointment or re-appointment of TIRZ Projects Subcommittee and TIRZ Budget Subcommittee.**
- 5. Update regarding TIRZ Priority Projects.** *Leslie Pollack, Transportation Engineer; Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*
 - a. Stephenson Building
 - b. Downtown Parking
 - c. Downtown Restrooms
 - d. Downtown Roadway, Drainage, & Sidewalks
 - e. Old Fitzhugh Road

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

- 6. Consultation with Attorney and Deliberation Regarding Real Property and Easements related to TIRZ Priority Projects.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property 551.072*

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

March 10, 2025, at 4:00 p.m.

April 14, 2025, at 4:00 p.m.

City Council Meetings

February 18, 2025, at 6:00 p.m.

March 4, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on **February 7, 2025 at 3:30 PM.***

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Monday, January 13, 2025, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Board Members Present

Place 2 Craig Starcher, Chair

Place 1 Ryan Thomas

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Advisory Member Bob Richardson

Board Members Absent

Place 3 Taline Manassian, Vice Chair

Place 7 Walt Smith

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Jon Snyder

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Approval of TIRZ No. 1 & No. 2 Board meeting minutes for December 9, 2024.**

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the December 9, 2024 TIRZ No. 1 & No. Board meeting minutes.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Introduction of new TIRZ Board member Ryan Thomas.**

Chair Starcher introduced new Board Member Ryan Thomas.

3. **Update on TIRZ funding and expenditures as it relates to financing Priority Projects.** *Deputy City Administrator, Shawn Cox*

This item was presented by Deputy City Administrator Shawn Cox. Presentation is on file.

Update was informational and no action was taken.

4. **Update on TIRZ Priority Projects.** *TIRZ Project Manager Keenan Smith and Leslie Pollock*

Updates are informational, no action was taken.

a. Stephenson Building

Project Manager Keenan Smith presented the update. Presentation is on file.

b. Downtown Parking Lot

Update concerning the design plan and probable construction costs were presented.

c. Downtown Restrooms

City Engineer Chad Gilpin presented an update on the downtown restrooms. Presentation is on file.

d. Old Fitzhugh Road Project

Leslie Pollock with HDR gave an update which included design progress and challenges.

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

A motion was made by Board Member Mathews and seconded by Board Member Atwood, to go into Closed Session for item 5, under Sections 551.071 and 551.07.

The motion carried unanimously 5 to 0.

Closed Session began at 4:56 p.m. and ended at 5:22 p.m.

No action was taken during Closed Session.

5. Consultation with Attorney and Deliberation Regarding Real Property and Easements related to TIRZ Priority Projects. *Consultation with Attorney, 551.071; Deliberation Regarding Real Property 551.072*

ADJOURN

A motion to adjourn the meeting was made by Board Member Mathews and seconded by Board Member Kimball. The motion carried unanimously 5 to 0.

The meeting was adjourned at 5:33 p.m.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q4 2024)**

February 10, 2025



Project Participants

City of Dripping Springs
Hays County
Dripping Springs Independent School District
Dripping Springs Community Library District



Table 1: Total Cost Summary

	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks	Total
CREATION COSTS									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
DIRECT EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	146,758	84,610	5,706	-	-	-	-	237,075
FY 2019	-	79,887	2,450	2,180	18,182	-	-	-	102,699
FY 2020	-	40,250	2,050	-	11,678	-	-	-	53,978
FY 2021	-	16,736	15,018	-	23,095	-	-	-	54,849
FY 2022	-	-	105,208	-	-	-	-	-	105,208
FY 2023	-	7,565	220,791	-	1,667	-	-	-	230,022
FY 2024	-	-	257,417	-	80,039	-	-	-	337,456
FY 2025*	-	-	-	-	-	7,133	-	78,765	85,898
	\$ -	\$ 291,196	\$ 687,544	\$ 7,886	\$ 134,661	\$ 7,133	\$ -	\$ 78,765	\$ 1,207,185
ALLOCATION OF INDIRECT EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	75,357	43,446	2,930	-	-	-	-	121,733
FY 2019	-	76,728	2,353	2,094	17,463	-	-	-	98,639
FY 2020	-	104,367	5,316	-	30,281	-	-	-	139,964
FY 2021	-	27,881	25,018	-	38,474	-	-	-	91,373
FY 2022	-	-	61,586	-	-	-	-	-	61,586
FY 2023	-	2,220	64,810	-	489	-	-	-	67,519
FY 2024	-	-	78,362	-	24,365	-	-	-	102,727
FY 2025*	-	-	-	-	-	403	-	4,454	4,857
	\$ -	\$ 286,555	\$ 280,889	\$ 5,024	\$ 111,073	\$ 403	\$ -	\$ 4,454	\$ 688,398
MARKET/P3 STUDY EXPENSES									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	22,870	-	-	-	-	-	-	22,870
FY 2019	-	37,455	-	-	-	-	-	-	37,455
FY 2020	-	42,805	-	-	-	-	-	-	42,805
FY 2021	-	11,380	-	-	-	-	-	-	11,380
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-	-	-	-
	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,510
TOTAL EXPENSES									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	244,985	128,056	8,636	-	-	-	-	381,678
FY 2019	-	194,071	4,803	4,274	35,645	-	-	-	238,793
FY 2020	-	187,422	7,366	-	41,960	-	-	-	236,747
FY 2021	-	55,998	40,035	-	61,569	-	-	-	157,602
FY 2022	-	-	166,794	-	-	-	-	-	166,794
FY 2023	-	9,785	285,601	-	2,156	-	-	-	297,542
FY 2024	-	-	335,779	-	104,404	-	-	-	440,183
FY 2025*	-	-	-	-	-	7,537	-	83,219	90,755
	\$ 60,971	\$ 692,261	\$ 968,434	\$ 12,910	\$ 245,734	\$ 7,537	\$ -	\$ 83,219	\$ 2,071,064

* Invoices received as of 12/31/2024



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
Cost Participation	100.00%	0.00%	0.00%	0.00%	100.00%
CREATION COSTS					
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 12/31/2024



Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 97,065	\$ 97,065	\$ 97,065	\$ -	\$ 291,196
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555
MARKET/P3 STUDY EXPENSES **					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

* Invoices received as of 12/31/2024

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



Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	42,305	42,305	-	-	84,610
<i>FY 2019</i>	1,225	1,225	-	-	2,450
<i>FY 2020</i>	1,025	1,025	-	-	2,050
<i>FY 2021</i>	7,509	7,509	-	-	15,018
<i>FY 2022</i>	52,604	52,604	-	-	105,208
<i>FY 2023</i>	110,395	110,395	-	-	220,791
<i>FY 2024</i>	128,709	128,709	-	-	257,417
<i>FY 2025*</i>	-	-	-	-	-
	\$ 343,772	\$ 343,772	\$ -	\$ -	\$ 687,544
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	21,723	21,723	-	-	43,446
<i>FY 2019</i>	1,177	1,177	-	-	2,353
<i>FY 2020</i>	2,658	2,658	-	-	5,316
<i>FY 2021</i>	12,509	12,509	-	-	25,018
<i>FY 2022</i>	30,793	30,793	-	-	61,586
<i>FY 2023</i>	32,405	32,405	-	-	64,810
<i>FY 2024</i>	39,181	39,181	-	-	78,362
<i>FY 2025*</i>	-	-	-	-	-
	\$ 140,445	\$ 140,445	\$ -	\$ -	\$ 280,889
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	64,028	64,028	-	-	128,056
<i>FY 2019</i>	2,402	2,402	-	-	4,803
<i>FY 2020</i>	3,683	3,683	-	-	7,366
<i>FY 2021</i>	20,018	20,018	-	-	40,035
<i>FY 2022</i>	83,397	83,397	-	-	166,794
<i>FY 2023</i>	142,800	142,800	-	-	285,601
<i>FY 2024</i>	167,889	167,889	-	-	335,779
<i>FY 2025*</i>	-	-	-	-	-
	\$ 484,217	\$ 484,217	\$ -	\$ -	\$ 968,434

* Invoices received as of 12/31/2024



Table 5: Triangle Expenditures

	City	County	Library	DSISD	Total
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Cost Participation
Direct & Indirect 33.33% 66.67% 0.00% 0.00% 100.00%

DIRECT EXPENSES

<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	1,902	3,804	-	-	5,706
<i>FY 2019</i>	727	1,453	-	-	2,180
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	977	1,953	-	-	2,930
<i>FY 2019</i>	698	1,396	-	-	2,094
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024

TOTAL EXPENSES

<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	2,879	5,758	-	-	8,636
<i>FY 2019</i>	1,425	2,849	-	-	4,274
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

* Invoices received as of 12/31/2024



Table 6: Downtown Parking Expenditures

	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	18,182	-	-	-	18,182
<i>FY 2020</i>	11,678	-	-	-	11,678
<i>FY 2021</i>	23,095	-	-	-	23,095
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	1,667	-	-	-	1,667
<i>FY 2024</i>	80,039	-	-	-	80,039
<i>FY 2025*</i>	-	-	-	-	-
	\$ 134,661	\$ -	\$ -	\$ -	\$ 134,661
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	17,463	-	-	-	17,463
<i>FY 2020</i>	30,281	-	-	-	30,281
<i>FY 2021</i>	38,474	-	-	-	38,474
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	489	-	-	-	489
<i>FY 2024</i>	24,365	-	-	-	24,365
<i>FY 2025*</i>	-	-	-	-	-
	\$ 111,073	\$ -	\$ -	\$ -	\$ 111,073
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	35,645	-	-	-	35,645
<i>FY 2020</i>	41,960	-	-	-	41,960
<i>FY 2021</i>	61,569	-	-	-	61,569
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	2,156	-	-	-	2,156
<i>FY 2024</i>	104,404	-	-	-	104,404
<i>FY 2025*</i>	-	-	-	-	-
	\$ 245,734	\$ -	\$ -	\$ -	\$ 245,734

* Invoices received as of 12/31/2024



Table 7: Stephenson Building Expenditures

Total

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		7,133
	\$	<u>7,133</u>

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		403
	\$	<u>403</u>

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		7,537
	\$	<u>7,537</u>

* Invoices received as of 12/31/2024



Table 8: Downtown Restrooms Expenditures

Total

DIRECT EXPENSES		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	\$	-
ALLOCATION OF INDIRECT EXPENSES		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	\$	-
TOTAL EXPENSES		
<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	\$	-

* Invoices received as of 12/31/2024



Table 9: Downtown Drainage, Roadway, Sidewalks Expenditures

		Total
--	--	-------

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		78,765
	<u>\$</u>	<u>78,765</u>

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		4,454
	<u>\$</u>	<u>4,454</u>

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		83,219
	<u>\$</u>	<u>83,219</u>

* Invoices received as of 12/31/2024



Table 10: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733	
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639	
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964	
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373	
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586	
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$ 67,519	
FY 2024	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727	
FY 2025*	\$ 2,688	\$ 2,170	\$ -	\$ -	\$ 4,857	
Total	\$ 451,947	\$ 222,603	\$ 6,680	\$ 7,168	\$ 688,398	

* Invoices received as of 12/31/2024



Table 11: TIRZ No. 1 - TIRZ Revenues						
Year	Total TIRZ Assessed Value [a]	In City Only TIRZ Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue [b]	Total	
FY 2017	\$ 37,912,603	\$ 37,912,603	\$ -	\$ -	\$ -	
FY 2018	\$ 48,892,539	\$ 48,892,539	\$ 15,475	\$ 24,430	\$ 39,906	
FY 2019	\$ 83,566,560	\$ 83,566,560	\$ 37,923	\$ 99,001	\$ 136,924	
FY 2020	\$ 107,588,343	\$ 107,588,343	\$ 65,688	\$ 147,608	\$ 213,296	
FY 2021	\$ 129,011,979	\$ 129,011,979	\$ 86,477	\$ 191,855	\$ 278,332	
FY 2022	\$ 137,163,217	\$ 137,163,217	\$ 94,288	\$ 191,901	\$ 286,189	
FY 2023 [c]	\$ 208,940,580	\$ 207,362,230	\$ 121,775	\$ 214,030	\$ 335,805	
FY 2024	\$ 247,801,926	\$ 246,141,834	\$ 150,951	\$ 270,316	\$ 421,266	
FY 2025 [d]	\$ 285,508,746	TBD	TBD	TBD	TBD	
			\$ 572,577	\$ 1,139,141	\$ 1,711,718	

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City.

[c] Beginning in FY 2023, TIRZ 1 was expanded so that the Base Value for property within the City was increased from \$37,912,603 to \$70,382,980 and so that the Base Value for property within or outside the City was increased from \$37,912,603 to \$71,930,830.

[d] Revenue calculations will be determined once a valuation breakdown for in City and out of City property is provided by the County.



Table 12: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
FY 2023	\$ 278,803,689	\$ 242,668	\$ 426,511	\$ 669,179	
FY 2024	\$ 407,601,856	\$ 345,116	\$ 617,714	\$ 962,830	
FY 2025 [b]	\$ 410,717,185	\$ 363,178	\$ 708,541	\$ 1,071,719	
		\$ 1,197,312	\$ 2,280,906	\$ 3,478,218	

[a] Assessed Value per Hays Central Appraisal District.

[b] FY 2025 revenue is an estimate and has not yet been received.



Table 13: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 1,711,718
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 2,406,499
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 4,118,217
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (1,052,727)
	\$ (2,071,064)
TOTAL REMAINING TIRZ REVENUE	\$ 2,047,153

*Revenues received through FY 2024.



Table 14 - Reimbursements by Entity				
	Contribution		Reimbursed to	Amount to be
	Amount		Date	Reimbursed
Total	\$ 1,018,338	\$	1,018,338	\$ -
City	\$ 482,631	\$	482,631	\$ -
County	\$ 290,000	\$	290,000	\$ -
Library	\$ 174,450	\$	174,450	\$ -
DSISD	\$ 71,257	\$	71,257	\$ -



Table 15 - FY 2025 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 12/31/2024 (INCLUDES FY24 TIRZ REVENUE)	\$	2,047,153
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 12/31/24	\$	90,755
REMAINING FY 2025 BUDGET	\$	(277,245)

ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (EXCLUDING FY25 TIRZ REVENUE)

TIRZ NO. 1 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	421,266
TIRZ NO. 2 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	1,071,719
	\$	1,492,985

ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)

USES OF FUNDS AVAILABLE AT END OF FY 25		
FY 2026 Budget [b]	\$	368,000
	\$	368,000
Projected Surplus	\$	2,894,893

[a] TIRZ No. 1 revenue calculations will be determined once a valuation breakdown for in City and out of City property is provided by the County. The amount shown assumes that FY 2025 TIRZ No. 1 Revenue equals FY 2024 revenue. FY 2025 revenue is an estimate and has not yet been received.

[b] Assumes FY 2026 budget equals FY 2025 budget.

Progress Report

Old Fitzhugh Road PS&E

January 2025

Description of Work Performed During the Past Period – January 2025

PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Update cross-sections
- Incorporate subconsultant sheets when received
- QAQC
- 90% plan sheet finalization

DRAINAGE DESIGN

- Coordination with roadway team for submission
- QAQC
- 90% plan sheet finalization

ILLUMINATION

- QAQC
- 90% plan sheet finalization

UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- Review design plans for DSWS
- General coordination to facilitate relocations

ENVIRONMENTAL

- No tasks pending City ROW acquisition

ROW SURVEYING

- Prepare survey control sheet

LANDSCAPE, STREETScape, URBAN DESIGN

- QAQC
- 90% plan sheet finalization

PS&E PREPARATION

- QC of entire plan set

- 90% PS&E package finalize
- Construction cost estimate
- TxDOT Forms and paperwork
- Prepare project Manual and Spec Book

PUBLIC ENGAGEMENT

- No tasks this period

Anticipated Work to be Performed Next Period – February 2025

PROJECT MANAGEMENT

- Project management and administration

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Construction easement map.

DRAINAGE DESIGN

- Reviews of drainage easements on Brandy Wolf Tract

ILLUMINATION

- No tasks anticipated next period

UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- Engage Spectrum

ENVIRONMENTAL

- No tasks pending City ROW acquisition
- Verify THC and TCEQ scope met and have approvals

ROW SURVEYING

- Drainage easements metes+bounds (with City go ahead)

LANDSCAPE, STREETSCAPE, URBAN DESIGN

- No tasks anticipated next period

PS&E PREPARATION

- No tasks anticipated next period

PUBLIC ENGAGEMENT

- No tasks anticipated next period

Project Needs – *This Period*

- City support in continued coordination with DSWS.
- Obtain ROW for properties on Old Fitz to obtain CE.
- Obtain drainage easements on Old Fitz prior to construction.

Project Challenges and Resolutions – This Period

- Utility provider (DSWS) seeking funding for relocation of the utilities on Old Fitzhugh Road. Discussions on funding / responsibility will continue. City staff engaged and will need continue direction from City to approach DSWS.
- Utility provider (DSWS) schedule. Need support from City staff to continue negotiations and coordination with DSWS. DSWS has progressed design plans for water line relocations; planning on March 1 submission to team for incorporation into set.
- Utility provider coordination continuing on reassignments, team will need support from City staff during coordination. Alignments submitted to utility providers and under their review. PEC preliminary alignment are updated and align with Old Fitzhugh plan. Coordination with Frontier continues, they are progressing design and plans anticipated in February.
- PEC requesting construction staking outside scope. Need City support on next steps.
- Drainage infrastructure could require small temporary easements or permanent easements on east side of Old Fitzhugh Road for minor swales with updated drainage modeling. Preparing map of construction easements. Need City support in obtaining construction easements.
- Additional adjustments to trees / landscaping plan will be needed once final DSWS plan received.

This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.



DRIPPING SPRINGS
Texas

Progress Update Downtown Road, Sidewalk & Drainage Master Plan

TIRZ Board Meeting
February 10, 2025

PLAN THAT CONSIDERS MULTIPLE PUBLIC INFRASTRUCTURE PROJECTS EFFECTING DOWNTOWN DRIPPING SPRINGS:

- City 5-Year Roadway Maintenance Plan
- City Master Transportation Plan – Adopted 2021
- Mercer Street Pedestrian Improvements – Completed 2014
- Downtown Public Restroom – Currently Under Construction
- Hays Street Subdivision Improvements – Currently Under Construction
- Old Fitzhugh Improvements – Construction 2025
- Mercer Street Sidewalk Project – Construction Spring 2025
- Stephenson Parking Lot – Currently Permitting
- TxDOT US 290 Breakout Project – In Design
- TxDOT RR12 Improvements – In Feasibility/Schematic Design

Plan Need



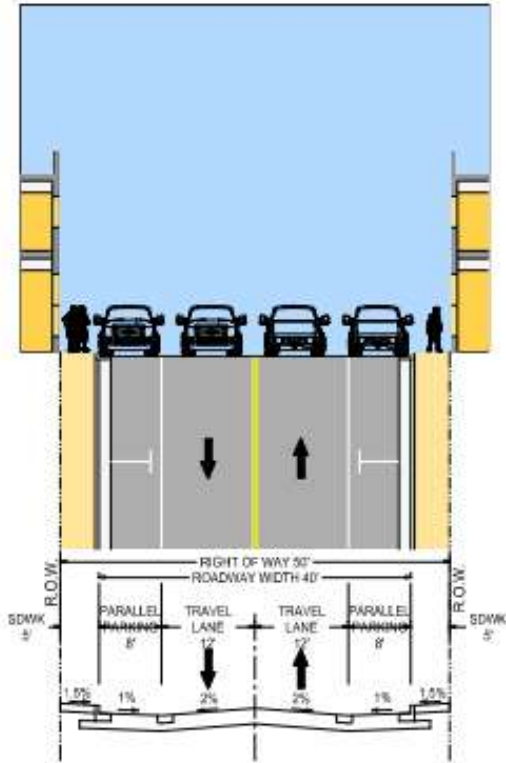
PLAN THAT CONSIDERS MULTIPLE PUBLIC INFRASTRUCTURE PROJECTS EFFECTING DOWNTOWN DRIPPING SPRINGS:

Item 5.

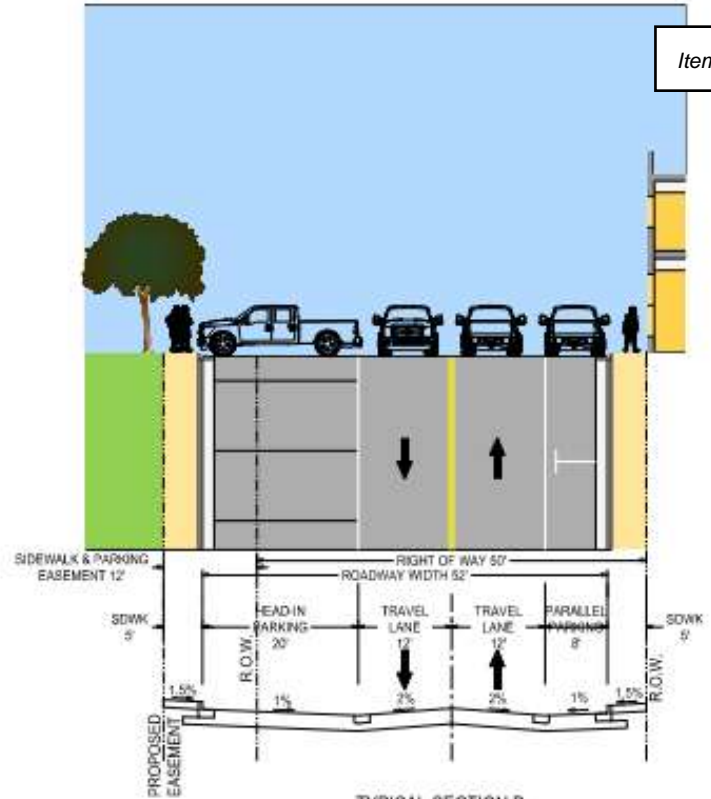
Plan Objective

- Develop Downtown Master Plan that brings the vision of all downtown projects together & provides a guide for infrastructure development of private & public projects.
- Improve downtown right of way including parking, pedestrian access & drainage facilities.
- Identify Easement & ROW needs
- Develop Phases & Budgets for Multiyear Design & Construction of Improvements Consistent with the City's Adopted Master Transportation Plan

Typical Sections



TYPICAL SECTION A
 DOWNTOWN COMMERCIAL AREAS
 PARALLEL PARKING ON BOTH SIDES OF THE ROAD
 N.T.S.



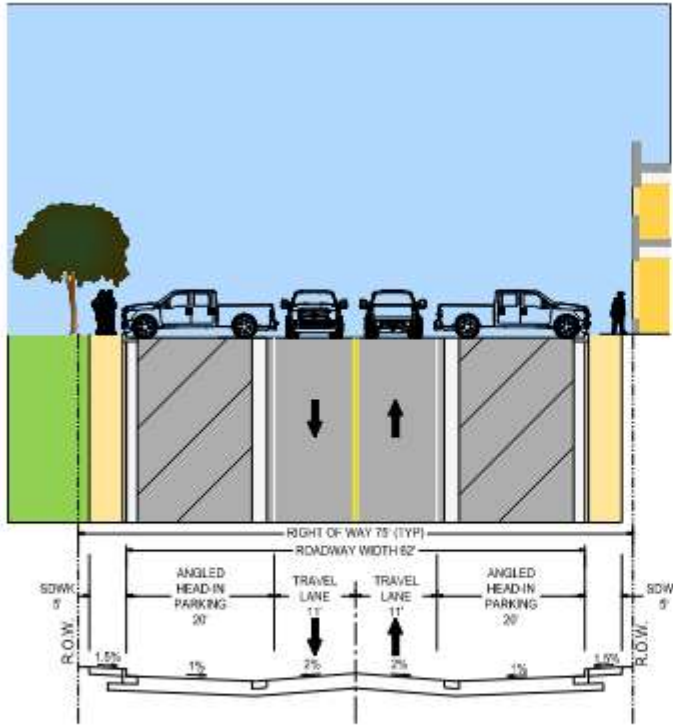
TYPICAL SECTION B
 DOWNTOWN COMMERCIAL AREAS
 PARALLEL PARKING & HEAD IN PARKING
 N.T.S.

Item 5.

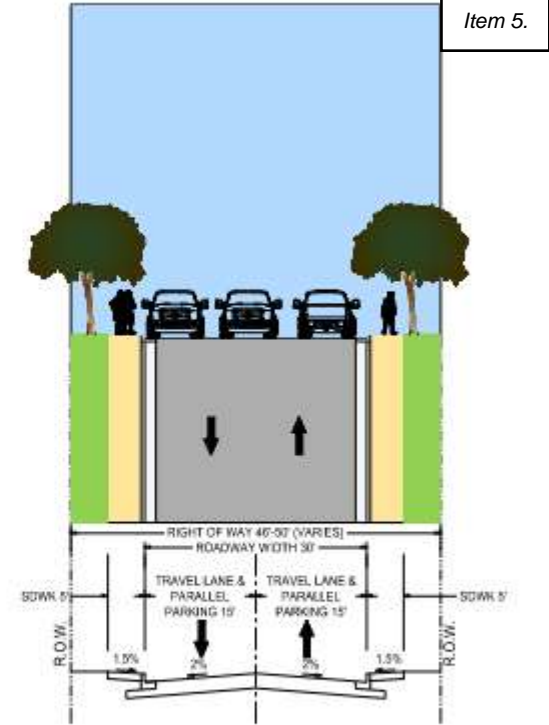


Right of Way Typical Sections

Typical Sections



TYPICAL COMMERCIAL SECTION C
DOWNTOWN COMMERCIAL AREAS - MERCER STREET
ANGLED HEAD-IN PARKING
N.T.S.



TYPICAL RESIDENTIAL SECTION
HAYS DISTRICT - HAYDON LN & BLUFF STREET
RESIDENTIAL SECTION WITH PARALLEL ON-STREET PARKING
N.T.S.

Item 5.



Right of Way Typical Sections

Mercer District Plan



Item 5.



CITY OF DRIPPING SPRINGS
DOWNTOWN MASTERPLAN
EXHIBIT B: MERCER STREET DISTRICT

LEGEND:

PROPERTY / R.O.W LINE	EXISTING TREE TO REMAIN
PROPOSED CONCRETE SIDEWALK	PROPOSED TREE
PROPOSED FLAGSTONE SIDEWALK	TRAFFIC SIGNAL
EXISTING SIDEWALK	ACCESSIBLE PARKING
EXISTING HYDRANT	PROPOSED CURB WALL
PROPOSED HYDRANT	

PRELIMINARY - SUBJECT TO CHANGE

Hays District Plan



Item 5.



**CITY OF DRIPPING SPRINGS
DOWNTOWN MASTERPLAN
EXHIBIT C: HAYS STREET DISTRICT**

LEGEND:

PROPERTY / R.O.W LINE		EXISTING TREE TO REMAIN	
PROPOSED CONCRETE SIDEWALK		PROPOSED TREE	
PROPOSED FLAGSTONE SIDEWALK		TRAFFIC SIGNAL	
EXISTING SIDEWALK		ACCESSIBLE PARKING	
EXISTING SIDEWALK		PROPOSED CURB WALL	
EXISTING HYDRANT			
PROPOSED HYDRANT			

PRELIMINARY - SUBJECT TO CHANGE

First Baptist Church

- Head in Parking
- Parking License Agreement
- Mid Block Crosswalk - Hays
- Access & Circulation
- US290 Impacts
- Tree Preservation



Stakeholder
Coordination

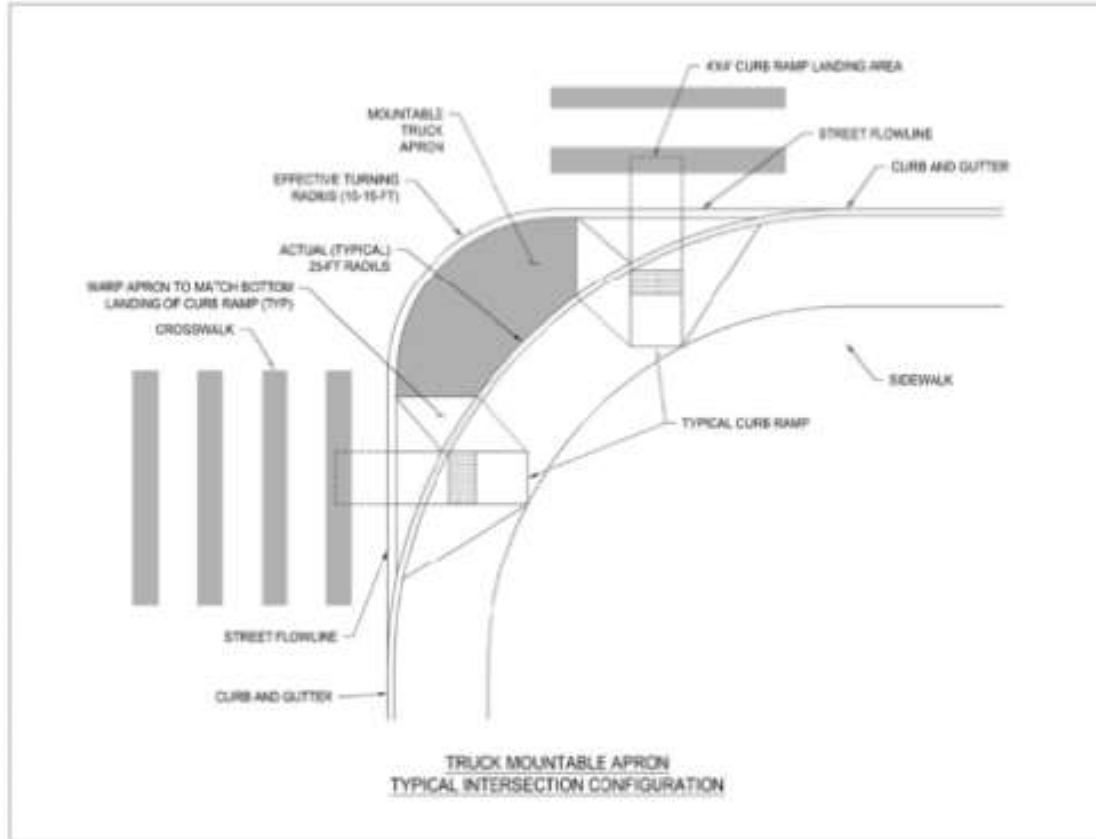
Mercer Street

- Paseo to Public Restroom & Stephenson
- Old Fitzhugh SUP
- Enhanced Crosswalks
- Traffic Calming at Intersections
- Maximize Parking



Stakeholder
Coordination

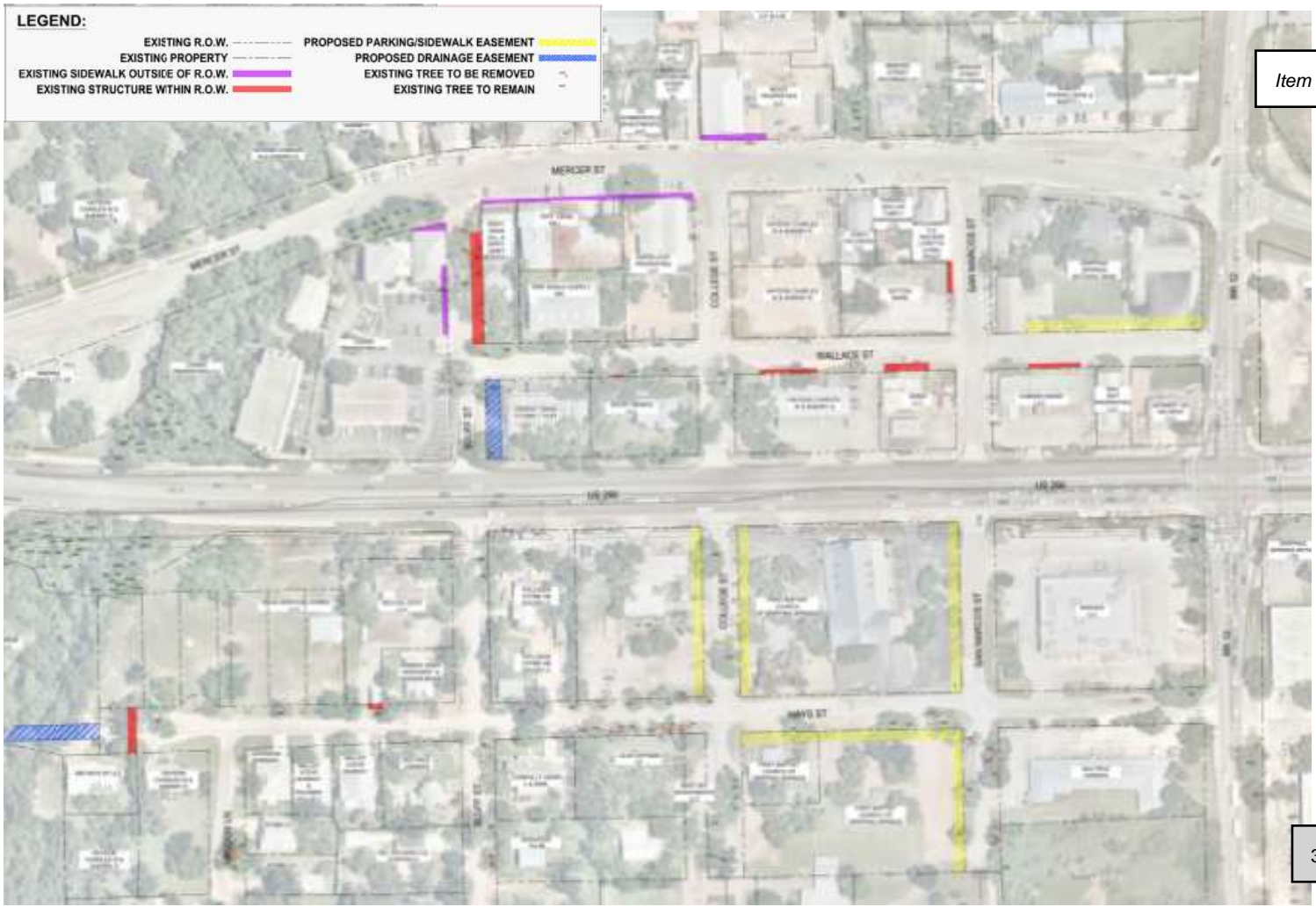
Traffic Calming



Item 5.

Intersection Curb Aprons

Existing
Encroachment
Easements
Needs



Item 5.



Tree Condition Survey
Hays District

Tree Condition Survey
Mercer District



Tree
Preservation



Drainage



Item 5.

Schedule:

Item 5.

- February 2025 – Submit Draft to Stakeholders for Comment. This will include utility providers
- March & April 2025 – Incorporate Comments/Develop Phases & Budgets
- April 30, 2025 – Submit Master Plan with Phasing and Budgets to TIRZ for Comment
- May 2025 – Incorporate Comments/Submit Master Plan

Note: Some Phases will continue development beyond May 2025 as we continue coordination with TxDOT on design details for the US290 Breakout Project and RR12 Schematic Design

Questions?