



## **TIRZ No. 1 & No. 2 Board Regular Meeting**

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Monday, June 08, 2026, at 4:00 PM*

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## **AGENDA**

### **CALL TO ORDER AND ROLL CALL**

#### **Board Members**

Place 1 Ryan Thomas, Chair  
Place 3 Taline Manassian, Vice Chair  
Place 2 Jessie Milner  
Place 4 Brock Johns  
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 Aniz Alani  
Assistant City Attorney Laura Mueller  
City Secretary Diana Boone  
Project Manager Garrett Osborne  
TIRZ Project Manager Keenan Smith, AIA  
TIRZ Administrator Andrea Barnes

### **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.*

## PRESENTATIONS

*Presentations are for discussion only and no action shall be taken.*

- 1. Introduction and administration of Oath of Office and Statement of Officer for new board member Brock Johns.**

## MINUTES

- 2. Consider approval of the May 11, 2026 TIRZ No. 1 & No. 2 regular meeting minutes.**

## BUSINESS AGENDA

- 3. TIRZ Administrator's Quarterly Report.** *Presenter: Andrea Barnes, P3 Works*
- 4. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*
- 5. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*
  - Bid Package Update
  - Temporary Construction Easements
- 6. Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*
  - Plans, Specifications, and Estimate Package Update
  - Stakeholder Easements and Agreements Update
- 7. Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**
  - Downtown Drainage, Roadway, and Sidewalk Master Plan
  - Budget Recommendation

## 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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.*

## UPCOMING MEETINGS

### TIRZ No. 1 & No. 2 Board Meetings

July 13, 2026, at 4:00 p.m.

August 10, 2026, at 4:00 p.m.

September 14, 2026, at 4:00 p.m.

### City Council Meetings

June 16, 2026, at 6:00 p.m.

July 7, 2026, at 6:00 p.m.

July 21, 2026, at 6:00 p.m.

August 4, 2026, at 6:00 p.m.

August 11, 2026, at 5:30 p.m. (Budget Workshop)

August 18, 2026, 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](http://www.cityofdrippingsprings.com), on June 2, 2026 at 4:00 PM.*

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*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.*

Rev. 04/2017

This space reserved for office use

Submit to:  
Custodian of election records  
Filing Fee: None



**STATEMENT OF OFFICER**

**Statement**

I \_\_\_\_\_ do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: \_\_\_\_\_

**Execution**

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Officer

Form #2204 Rev. 10/2011

This space reserved for office use

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, \_\_\_\_\_, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of \_\_\_\_\_ of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

.....  
State of TEXAS )  
County of HAYS )

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

(seal)

\_\_\_\_\_  
Signature of Notary Public or Other Officer  
Administering Oath

\_\_\_\_\_  
Printed or Typed Name



## TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, May 11, 2026, at 4:00 PM

### **DRAFT MINUTES**

With a quorum of commissioners present, Chair Thomas called the meeting to order at 4:01 p.m.

#### **CALL TO ORDER AND ROLL CALL**

##### **Board Members Present**

Place 1 Ryan Thomas, Chair  
 Place 3 Taline Manassian, Vice Chair  
 Place 4 Miles Mathews  
 Place 6 Susan Kimball  
 Place 7 Walt Smith

##### **Board Members Absent**

Place 2 Jessy Milner  
 Place 5 Missy Atwood  
 Advisory Member Bob Richardson

##### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
 Deputy City Administrator Shawn Cox  
 City Engineer Chad Gilpin  
 Deputy City Attorney Laura Mueller  
 City Secretary Diana Boone  
 Project Manager Garrett Osborne  
 TIRZ Project Manager Keenan Smith, AIA

#### **PRESENTATION OF CITIZENS**

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*the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during Presentation of Citizens.

## MINUTES

### 1. Consider approval of the April 13, 2026 TIRZ No.1 & No.2 Board Regular Meeting Minutes.

A motion was made by Board Member Mathews and seconded by Board Member Smith, to approve the April 13, 2026 meeting minutes. The motion carried unanimously 5 to 0.

## BUSINESS AGENDA

### 2. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*

#### a. Schedule

The update was presented by TIRZ Project Manager Keenan Smith and Project Manager Garrett Osborne. No action was taken by the board. Presentation is on file.

### 3. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*

- a. Request for Bids Package
- b. Schedule
- c. Project Funding
- d. Temporary Construction Easements

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken by the board. Presentation is on file.

### 4. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*

#### a. Plans, Specifications, and Estimate Package Update

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken by the board. Presentation is on file.

### 5. Update, discussion, and possible action regarding proposed Amendments to TIRZ No. 1 & No. 2 Project Plans and Boundaries.

No action was taken by the board. Presentation is on file.

**6. Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**

No action was taken by the board. Presentation is on file.

**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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.*

The board did not meet in Closed Session.

**ADJOURN**

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

The meeting was adjourned at 4:27 p.m.



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q2 FY 2026)**

*June 08, 2026*



**DRIPPING SPRINGS**  
Texas

**Project Participants**

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

This report was prepared by P3Works, LLC based on data provided by the City of Dripping Springs. The data provided in this report are presented on a cash basis and are unaudited. Accordingly, they may not conform to GAAP or meet GASB Standards.

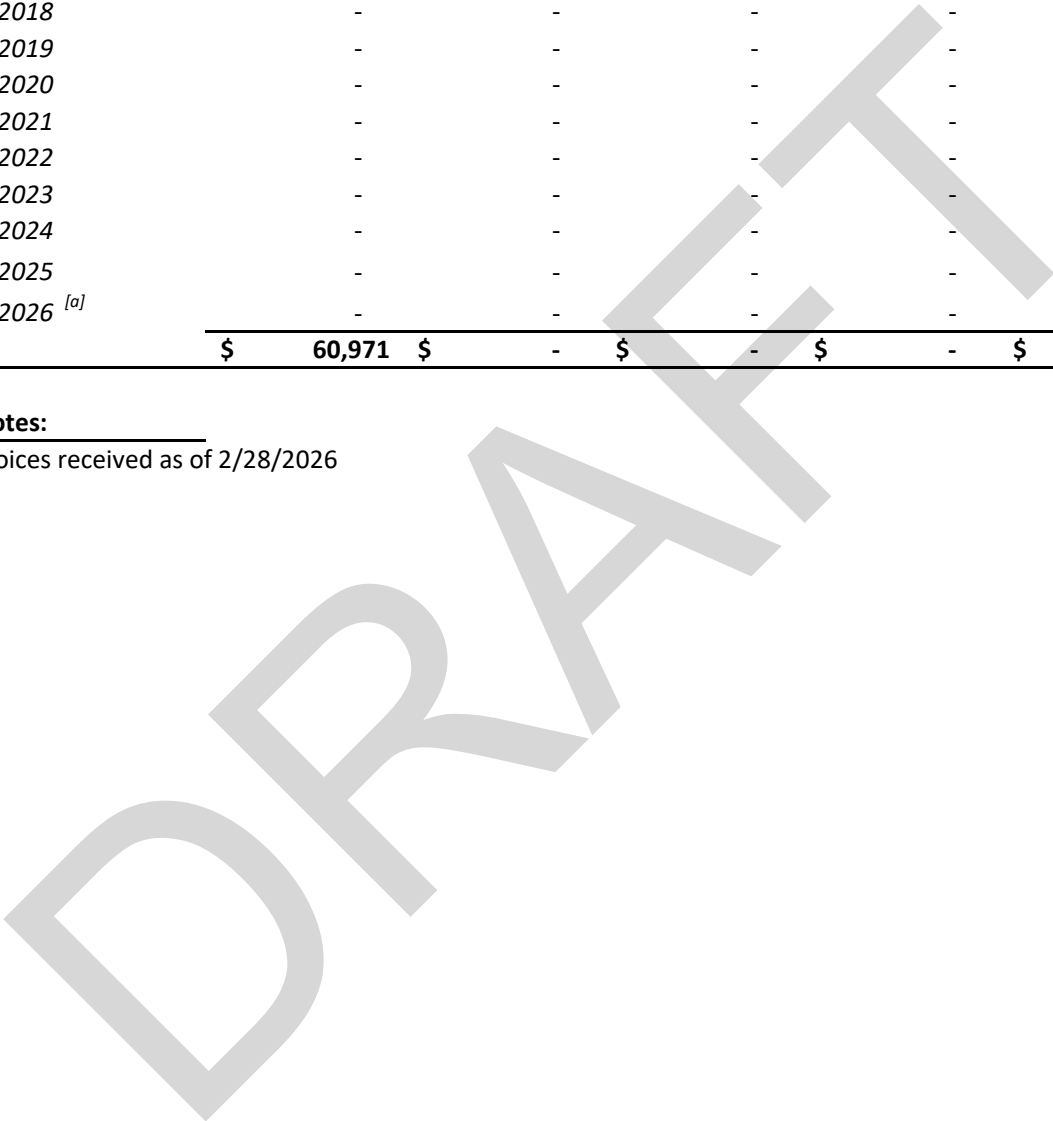
Table 1: Total Cost Summary												
	Creation Costs	Library	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks	Total		
<b>CREATION COSTS</b>												
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-	-	-	-
FY 2025	-	-	-	-	-	-	-	-	-	-	-	-
FY 2026 <sup>(a)</sup>	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<b>DIRECT EXPENSES</b>												
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	-	-	-	367,355	-	5,903	28,948	-	276,220	-	-	678,425
FY 2026 <sup>(a)</sup>	-	-	-	13,120	-	-	28,602	-	6,311	-	-	48,033
	\$ -	\$ -	\$ 291,196	\$ 1,068,019	\$ 7,886	\$ 140,563	\$ 57,550	\$ -	\$ 282,531	\$ -	\$ -	\$ 1,847,745
<b>ALLOCATION OF INDIRECT EXPENSES</b>												
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	-	-	-	25,147	-	404	1,982	-	18,908	-	-	46,441
FY 2026 <sup>(a)</sup>	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 286,555	\$ 306,036	\$ 5,024	\$ 111,477	\$ 1,982	\$ -	\$ 18,908	\$ -	\$ -	\$ 729,982
<b>MARKET/P3 STUDY EXPENSES</b>												
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	-	-	-	-	-	-	-	-	-	-	-	-
FY 2026 <sup>(a)</sup>	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,510
<b>TOTAL EXPENSES</b>												
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	-	-	-	392,502	-	6,307	30,929	-	295,128	-	-	724,866
FY 2026 <sup>(a)</sup>	-	-	-	13,120	-	-	28,602	-	6,311	-	-	48,033
	\$ 60,971	\$ -	\$ 692,261	\$ 1,374,055	\$ 12,910	\$ 252,040	\$ 59,531	\$ -	\$ 301,439	\$ -	\$ -	\$ 2,753,208

Footnotes:  
[a] Invoices received as of 2/28/2026

Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
<b>Cost Participation</b>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>CREATION COSTS</b>					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<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>	-	-	-	-	-
<i>FY 2026</i> <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>

**Footnotes:**

[a] Invoices received as of 2/28/2026



**Table 3: Library**  
**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>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

**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>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

**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>		-
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	-

**Footnotes:**

[a] Invoices received as of 2/28/2026

Table 4: Town Center Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
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%
<b>DIRECT EXPENSES</b>					
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	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ -</b>	<b>\$ 291,196</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
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	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ -</b>	<b>\$ 286,555</b>
<b>MARKET/P3 STUDY EXPENSES <sup>[b]</sup></b>					
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	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 38,933</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,577</b>	<b>\$ 114,510</b>
<b>TOTAL EXPENSES</b>					
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	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 231,517</b>	<b>\$ 192,584</b>	<b>\$ 192,584</b>	<b>\$ 75,577</b>	<b>\$ 692,261</b>

**Footnotes:**

[a] Invoices received as of 2/28/2026

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

**Table 5: Old Fitzhugh Expenditures**

	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025	183,677	183,677	-	-	367,355
FY 2026 <sup>[a]</sup>	6,560	6,560	-	-	13,120
	<b>\$ 534,010</b>	<b>\$ 534,010</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,068,019</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025	12,573	12,573	-	-	25,147
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 153,018</b>	<b>\$ 153,018</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306,036</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025	196,251	196,251	-	-	392,502
FY 2026 <sup>[a]</sup>	6,560	6,560	-	-	13,120
	<b>\$ 687,028</b>	<b>\$ 687,028</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,374,055</b>

**Footnotes:**

[a] Invoices received as of 2/28/2026

**Table 6: Triangle Expenditures**

	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	1,902	3,804	-	-	5,706
FY 2019	727	1,453	-	-	2,180
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 2,629</b>	<b>\$ 5,258</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,886</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	977	1,953	-	-	2,930
FY 2019	698	1,396	-	-	2,094
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 1,675</b>	<b>\$ 3,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,024</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	2,879	5,758	-	-	8,636
FY 2019	1,425	2,849	-	-	4,274
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>

**Footnotes:**  
[a] Invoices received as of 2/28/2026

**Table 7: Downtown Parking Expenditures**

	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025	5,903	-	-	-	5,903
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 140,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,563</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025	404	-	-	-	404
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 111,477</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,477</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025	6,307	-	-	-	6,307
FY 2026 <sup>[a]</sup>	-	-	-	-	-
	<b>\$ 252,040</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 252,040</b>

**Footnotes:**  
[a] Invoices received as of 2/28/2026

Table 8: 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>		28,948
<i>FY 2026</i> <sup>[a]</sup>		28,602
	\$	<u>57,550</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>		1,982
<i>FY 2026</i> <sup>[a]</sup>		-
	\$	<u>1,982</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>		30,929
<i>FY 2026</i> <sup>[a]</sup>		28,602
	\$	<u>59,531</u>

**Footnotes:**

[a] Invoices received as of 2/28/2026

**Table 9: Downtown Restrooms Expenditures**

	Transfer to General	Total <sup>[c]</sup>
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**DIRECT EXPENSES**

FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 <sup>[b]</sup>	100,000	-
FY 2026 <sup>[a]</sup>	-	-
	<b>\$ 100,000</b>	<b>\$ -</b>

**ALLOCATION OF INDIRECT EXPENSES**

FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 <sup>[b]</sup>	-	-
FY 2026 <sup>[a]</sup>	-	-
	<b>\$ -</b>	<b>\$ -</b>

**TOTAL EXPENSES**

FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 <sup>[b]</sup>	100,000	-
FY 2026 <sup>[a]</sup>	-	-
	<b>\$ 100,000</b>	<b>\$ -</b>

**Footnotes:**

- [a] Invoices received as of 2/28/2026
- [b] Project Completed in FY 2025
- [c] Total doesn't include Transfer to General

**Table 10: Downtown Drainage, Roadway, Sidewalks Expenditures**

<b>Total</b>
--------------

<b>DIRECT EXPENSES</b>	
<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>	276,220
<i>FY 2026</i> <sup>[a]</sup>	6,311
	<b>\$ 282,531</b>
 <b>ALLOCATION OF INDIRECT EXPENSES</b>	
<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>	18,908
<i>FY 2026</i> <sup>[a]</sup>	-
	<b>\$ 18,908</b>
 <b>TOTAL EXPENSES</b>	
<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>	295,128
<i>FY 2026</i> <sup>[a]</sup>	6,311
	<b>\$ 301,439</b>

**Footnotes:**  
 [a] Invoices received as of 2/28/2026

Table 11: 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	\$ 32,086	\$ 14,356	\$ -	\$ -	\$ 46,441
FY 2026 <sup>[a]</sup>	\$ 20,096	\$ 7,502	\$ -	\$ -	\$ 27,598
<b>Total</b>	<b>\$ 501,442</b>	<b>\$ 242,290</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$ 757,580</b>

**Footnotes:**

[a] Invoices received as of 2/28/2026

Table 12: TIRZ No. 1 - TIRZ Revenues

Year	Total TIRZ Assessed Value <sup>[a]</sup>	Anarene/Double LL Assessed Value <sup>[a]</sup>	In City Only TIRZ Assessed Value <sup>[a]</sup>	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ County Revenue			Total
							TIRZ City Revenue	- Anarene/Double LL	In City	
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ 39,906
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ 136,924
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ 213,296
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ 278,332
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ 286,189
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ 335,805
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714
							\$ 763,064	\$ 682	\$ 1,510,686	\$ 2,274,432

Footnotes:

[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 in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ 1 was expanded to include the Anarene/Double LL properties which caused the Base Value for property within the City to increase from \$37,912,603 to \$70,382,980 and the Base Value for property within or outside the City to increase from \$37,912,603 to \$71,930,830.

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Table 13: TIRZ No. 2 - TIRZ Revenues						
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 5,836,710	0.00%	\$ 20,858	\$ -	\$ -	\$ -
FY 2018	\$ 12,307,670	52.58%	\$ 22,745	\$ 4,345	\$ 14,398	\$ 18,743
FY 2019	\$ 28,732,478	79.69%	\$ 56,263	\$ 23,553	\$ 49,649	\$ 73,203
FY 2020	\$ 48,439,951	87.95%	\$ 91,643	\$ 40,473	\$ 90,255	\$ 130,728
FY 2021	\$ 72,915,989	92.00%	\$ 138,504	\$ 63,709	\$ 141,269	\$ 204,978
FY 2022	\$ 126,120,850	95.37%	\$ 239,630	\$ 114,270	\$ 232,569	\$ 346,839
FY 2023	\$ 278,803,689	97.91%	\$ 495,713	\$ 242,668	\$ 426,511	\$ 669,179
FY 2024	\$ 407,601,856	98.57%	\$ 700,260	\$ 345,116	\$ 617,714	\$ 962,830
FY 2025	\$ 412,755,994	98.59%	\$ 740,484	\$ 365,007	\$ 712,109	\$ 1,077,115
				<b>\$ 1,199,140</b>	<b>\$ 2,284,474</b>	<b>\$ 3,483,615</b>

**Footnotes:**

[a] Assessed Value per Hays Central Appraisal District.

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Table 14: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES <sup>[a]</sup>	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES <sup>[a]</sup>	<u>\$ 3,483,615</u>
TOTAL TIRZ CUMULATIVE REVENUES <sup>[a]</sup>	\$ 5,758,046
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	<u>\$ (1,734,870)</u>
	\$ (2,753,208)
TOTAL REMAINING TIRZ REVENUE	<b>\$ 3,004,838</b>

**Footnotes:**

[a] Revenues received through FY 2025.

Table 15 - Reimbursements by Entity				
	Contribution		Reimbursed to	Amount to be
	Amount		Date	Reimbursed
<b>Total</b>	\$ 1,018,338	\$	1,018,338	\$ -
<i>City</i>	\$ 482,631	\$	482,631	\$ -
<i>County</i>	\$ 290,000	\$	290,000	\$ -
<i>Library</i>	\$ 174,450	\$	174,450	\$ -
<i>DSISD</i>	\$ 71,257	\$	71,257	\$ -

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Table 16 - FY 2026 Estimated Ending Cash Balance

AVAILABLE CASH (INCLUDES FY25 TIRZ REVENUE)	\$	<b>3,004,838</b>
LESS: FY 2026 AMENDED BUDGET	\$	1,576,350
PLUS: FY 2026 BUDGET SPENT TO DATE	\$	48,033
REMAINING FY 2026 BUDGET	\$	1,624,384
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (EXCLUDING FY2026 TIRZ REVENUE)</b>	<b>\$</b>	<b>4,629,222</b>
TIRZ NO. 1 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
TIRZ NO. 2 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
	\$	-
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (INCLUDING FY 2026 TIRZ REVENUE)</b>	<b>\$</b>	<b>4,629,222</b>

<b>USES OF FUNDS AVAILABLE AT END OF FY 2026</b>		
Balance Forward	\$	4,629,222
FY 2026 Adopted Budget	\$	1,576,350
	\$	3,052,871
Less: Fund Balance Reserve Requirement <sup>[a]</sup>	\$	(338,621)
Projected Cash Balance <sup>[b]</sup>	\$	2,714,250

**Footnotes:**

[a] Equal to one times the debt service requirement.

[b] Doesn't include anticipated FY 2026 revenues not yet received.

5/11/26 FY 2027 TIRZ Budget Scenario-

"TIRZ Board Subcommittee > Workshop"

TIRZ Board Approved Priority Projects & Scenarios :

1 Civic Center / City Hall Site Acquisition:  
"Civic Center > Alternative Site(s)- Planning Support & Feasibility Studies"

	FY 26	FY '27
Civic Center Project Total:	\$ 60,000	\$ 60,000

TIRZ Project Team or RFP - TBD  
Planning & Feasibility Studies  
(Carryover fr. FY '26 > FY '27 ???)

2 Old Fitzhugh Rd Project:  
"OFR Advancing from > Bids > Construction Phase"

	FY 26	FY '27
OFR PSE's PSA- HDR Amendment .1 (Jan '24):	\$ 49,493	
OFR PSE's PSA- HDR Amendment. 2 (capped):	\$ 125,000	\$ 20,000
	\$ -	\$ -
OFR Total:	\$ 174,493	\$ 20,000

Construction Funded by CO's  
HDR PSA & Amendments: \$1.024M  
\* 50% of 2 yr. CA Phase Fees (1) yr:  
CA/Bid Ph.= \$55.2K- \$15K Bids '26/2  
Add'l: City PM & Inspection Costs???  
Total Est'd Expenditures > 9/30/27\*

3 Downtown Parking Project Project:  
"Downtown Parking > end of Construction Phase"

	FY 26	FY '27
HDR & Doucet TO.3 PSA's & Amendments 1 & 2	\$ 20,000	\$ 5,000

Construction Funded by CO's  
TIRZ Team "Downtown Parking"  
Estd Remaining CA Services  
\*\*\* Project Completion: 10/20/26  
(Carryover fr. FY '26 > FY '27 ???)

4 Stephenson Building Project:  
"Stephenson Building > end of Construction Phase"

	FY 26	FY '27
Architexas & Consultants PSA's & Amendments	\$ 38,750	\$ 10,000

Construction Funded by CO's  
TIRZ Project Team "Stephenson"  
AE- Estd Remaining CA Services:  
\*\*\* Project Completion: 10/20/26

5	Downtown Drainage, Roadways & Sidewalks Master Plan "Adopt Project Phases & Advance Breakout Projects"		
		FY 26	FY '27
	Mercer Paseo Breakout Project- Gilpin PSE's + Construction	\$ 180,250	\$ 20,000
	Master Plan Phase 1 Streets- Engineering & PSE's to 30%***	\$ -	\$ 400,000
	Master Plan Phase 1 Streets- Gilpin Engineering Oversight	\$ -	\$ 20,000
	Downtown Master Plan Projects Total:	\$ 180,250	\$ 440,000

City Engineer Driven Project:  
Master Plan Completed 1Q. '25  
Escalation Allowance Const Costs +10%/y

Wallace / College / San Marcos  
30% PSE's Ph. 1- Gilpin MP "Red Streets"

Allowance- City Engineer Ph. 1 Oversight

\*\*\* Requires City Driven RFP Process

6	Dripping Springs Community Library "Civic & Sustainable Infrastructure Promoting Community Connectivity & Synergy"		
		FY 26	FY '27
	DSCL Requested Continued Funding Allocations - '25 > '26	\$ 500,000	\$ 1,000,000
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		Library TIRZ-Project Total:	\$ 500,000

Project Elements, Public Spaces w/  
Community Benefits\*

\*General Budget Allocation:  
DSCL Cont'd Funding Requested ???

\* Need DSCL Plan of Finance / Ask!!!

\*ILA & Agreement Needed

7	Creek Road & Ramirez Lane* "Redevelopment District & Civic Infrastructure Master Plan"		
		FY 26	FY '27
	Feasibility Studies, Concept Plan, Economic Study*	\$ 90,000	\$ 260,000
	Creek Rd & Ramirez Lane Project Total:	\$ 90,000	\$ 260,000

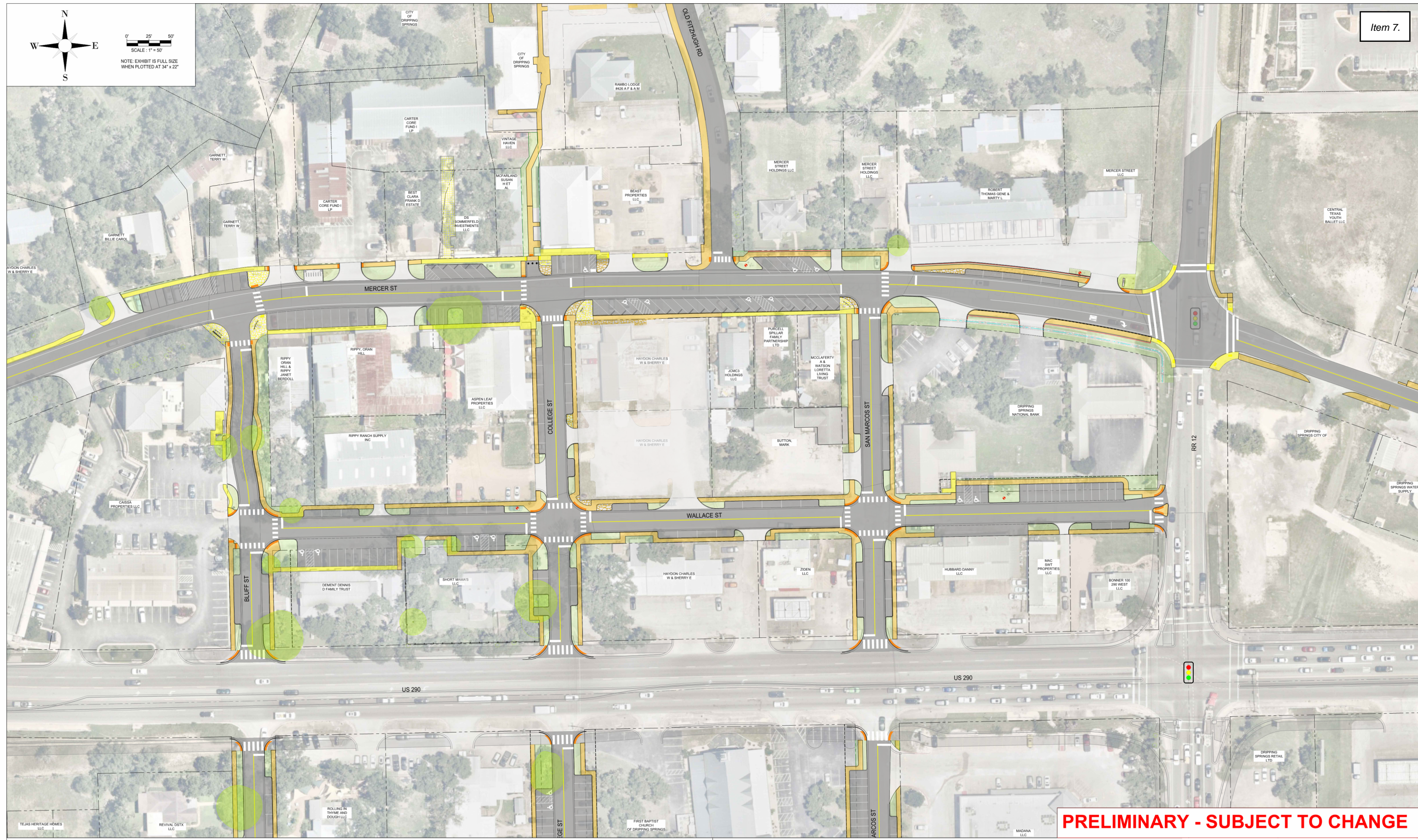
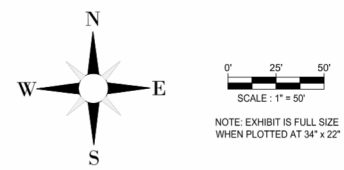
\*Requires City Driven RFP - By July '26  
CAMPO Planning Scope for  
Consulting Services + Engineer PSE/RFQ  
\*CAMPO Planning Grant = Not Awarded

9	Recap Summary- All Priority Projects:		
	Direct Project Budget- Scenario Proposal:	FY 26	FY '27
	Total Direct Project Costs:	\$ 1,063,493	\$ 1,795,000

Year by Year Comparison

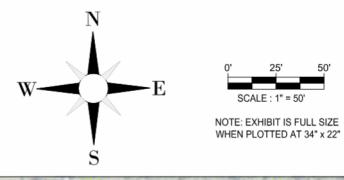
5/11/26 FY 2027 TIRZ Budget Scenario-  
 "TIRZ Board Subcommittee > Workshop"

date		FY 2027 Proposed TIRZ Budget Recap:		FY 26	FY 27	
				approved	proposed	
		Total Direct Project Costs:		\$ 1,063,493	\$ 1,795,000	All Priority Projects: Summary
date		FY 2027 Proposed TIRZ Indirect Costs:				
10/1/26	TIRZ Project Manager: PSA Amendment #10: KES	\$	32,000	\$	42,000	PM Coordinating (2-3) Projects
10/1/26	TIRZ Administrator: P3 Works (allowance)	\$	16,000	\$	16,000	TIF Revenues & Analysis Tasks
10/1/26	(TBD other)	\$	-	\$	-	
10/1/26	TIRZ Miscellaneous Consulting (allowance)	\$	30,000	\$	30,000	Supporting & Misc. Project Tasks
		Total Indirect Costs:		\$ 78,000	\$ 88,000	Subtotal: PM + Admin + Misc
		"TIRZ Board Subcommittee > Workshop"		\$ 1,141,493	\$ 1,883,000	FY '27: Total Proposed Budget



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

<b>LEGEND:</b>		
PROPERTY / R.O.W. LINE	---	EXISTING TREE TO REMAIN
PROPOSED CONCRETE SIDEWALK	Orange line	PROPOSED TREE
PROPOSED FLAGSTONE SIDEWALK	Yellow line	TRAFFIC SIGNAL
EXISTING SIDEWALK	Grey line	ACCESSIBLE PARKING
EXISTING HYDRANT	Red dot	PROPOSED CURB WALL



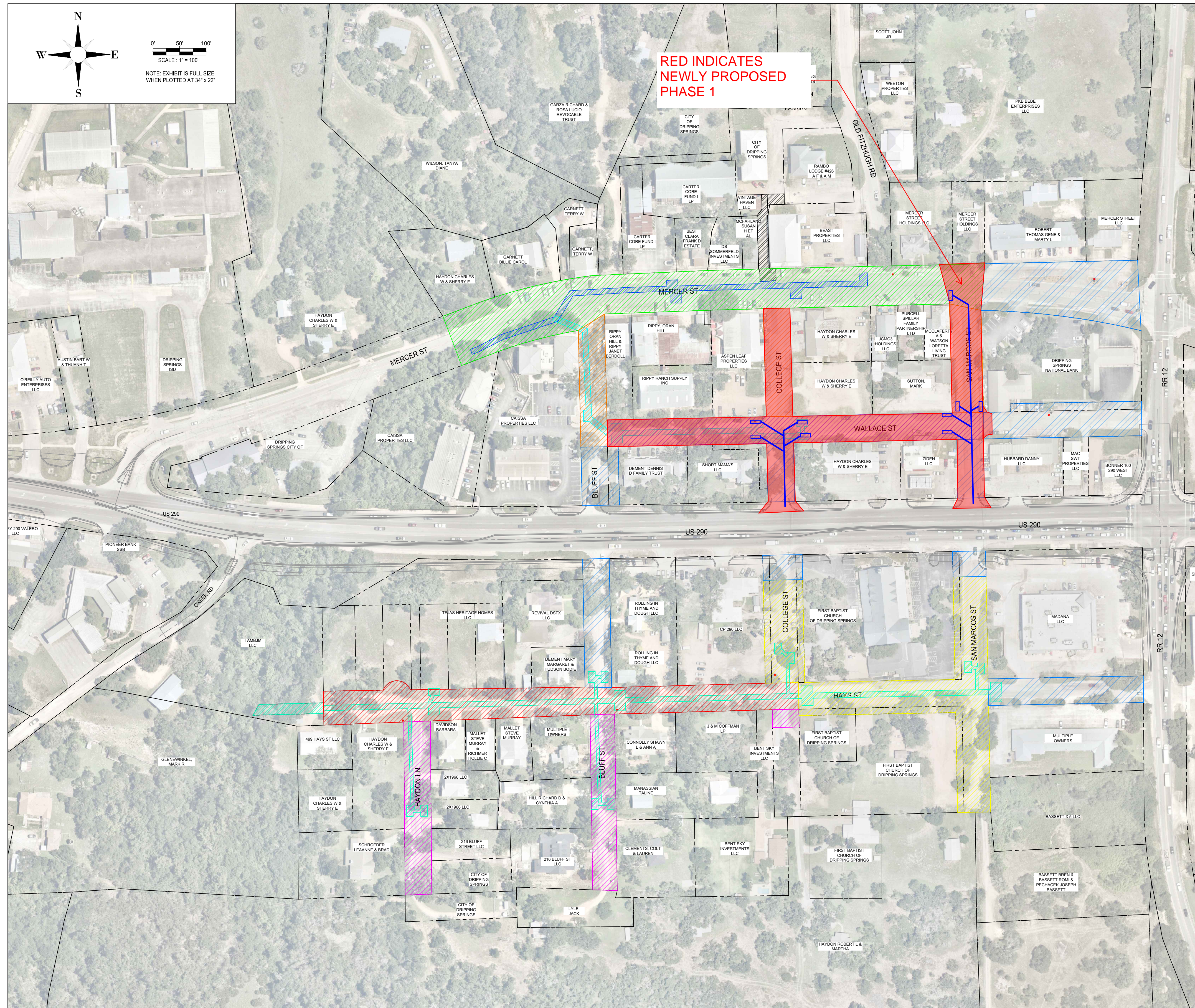
**PRELIMINARY - SUBJECT TO CHANGE**

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

**LEGEND:**

- PROPERTY / R.O.W. LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FLAGSTONE SIDEWALK
- EXISTING SIDEWALK
- EXISTING HYDRANT
- PROPOSED HYDRANT

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- TRAFFIC SIGNAL
- ACCESSIBLE PARKING
- PROPOSED CURB WALL



RED INDICATES  
NEWLY PROPOSED  
PHASE 1

**DESIGN PHASE LEGEND:**

**BREAK OUT PROJECTS:**

MERCER ST PASEO

TXDOT ADJACENT PROJECTS

**STORM DRAIN TRUNK LINES:**

MERCER ST

HAYS ST

WALLACE ST

**ROADWAY, SIDEWALK & ON-STREET PARKING IMPROVEMENTS:**

**MERCER DISTRICT**

MERCER ST (CREEK RD TO SAN MARCOS ST)

WALLACE ST (BLUFF RD TO SAN MARCOS ST)

BLUFF, COLLEGE & SAN MARCOS (FROM MERCER TO WALLACE)

**HAYS DISTRICT**

HAYS ST

FIRST BAPTIST CHURCH

HAYS DISTRICT RESIDENTIAL

**PRELIMINARY - SUBJECT TO CHANGE**



**CITY OF DRIPPING SPRINGS  
DOWNTOWN MASTERPLAN  
EXHIBIT J: DESIGN PHASING PLAN**

**LEGEND:**  
PROPERTY / R.O.W. LINE - - - - -

PRELIMINARY  
THIS DOCUMENT IS RELEASED  
UNDER THE AUTHORITY OF  
CHAPTER 167, TITLE 1, OF THE  
CIVIL STATUTES ANNOTATED  
CODE OF TEXAS, ARTICLE 167C,  
SECTION 001.  
FOR THE PURPOSES OF INTERIM  
REVIEW.  
PRELIMINARY



**City of Dripping Springs  
Downtown Masterplan  
UPDATE - Newly Proposed Phase 1**

	<b>Cost</b>
	<b>2028 \$</b>
<b>Wallace Street (Bluff St to San Marcos St)</b>	
30% Design	\$128,000.00
Final Design	\$192,000.00
Construction	\$1,600,000.00
Project Total	\$1,920,000.00
<b>Wallace Street Storm Drain Project</b>	
30% Design	\$40,000.00
Final Design	\$60,000.00
Construction	\$500,000.00
<i>Project Total</i>	\$600,000.00
<b>College Street (Mercer to US290)</b>	
30% Design	\$80,000.00
Final Design	\$120,000.00
Construction	\$1,000,000.00
<i>Project Total</i>	\$1,200,000.00
<b>San Marcos (Mercer to US290)</b>	
30% Design	\$80,000.00
Final Design	\$120,000.00
Construction	\$1,000,000.00
<i>Project Total</i>	\$1,200,000.00
<b>San Marcos (Storm Drain Project)</b>	
30% Design	\$64,000.00
Final Design	\$96,000.00
Construction	\$800,000.00
<i>Project Total</i>	\$960,000.00
<b>Totals</b>	
30% Design	\$392,000.00
Final Design	\$588,000.00
Construction	\$4,900,000.00
Project Total	\$5,880,000.00

**City of Dripping Springs  
Downtown Masterplan**

Item 7.

**SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - MERCER DISTRICT**

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b>MERCER STREET PASEO BREAKOUT PROJECT</b>				
<b>Mercer Street Paseo</b>				
30% Design	\$ 11,554.50	\$ 12,016.68	\$ 12,997.24	\$ 14,057.81
Final Design	\$ 17,331.74	\$ 18,025.01	\$ 19,495.86	\$ 21,086.72
Construction	\$ 144,431.21	\$ 150,208.46	\$ 162,465.47	\$ 175,722.65
<i>Project Total</i>	\$ 173,317.45	\$ 180,250.15	\$ 194,958.56	\$ 210,867.18
<b>MERCER DISTRICT PROJECTS</b>				
<b>Mercer Street Storm Drain Project</b>				
30% Design	\$ 54,758.08	\$ 56,948.41	\$ 61,595.40	\$ 66,621.58
Final Design	\$ 82,137.13	\$ 85,422.61	\$ 92,393.09	\$ 99,932.37
Construction	\$ 684,476.04	\$ 711,855.08	\$ 769,942.46	\$ 832,769.76
<i>Project Total</i>	\$ 821,371.25	\$ 854,226.10	\$ 923,930.95	\$ 999,323.72
<b>Mercer Street (Creek Rd to San Marcos St)</b>				
30% Design	\$ 77,649.22	\$ 80,755.19	\$ 87,344.81	\$ 94,472.15
Final Design	\$ 116,473.83	\$ 121,132.79	\$ 131,017.22	\$ 141,708.23
Construction	\$ 970,615.27	\$ 1,009,439.88	\$ 1,091,810.17	\$ 1,180,901.88
<i>Project Total</i>	\$ 1,164,738.32	\$ 1,211,327.85	\$ 1,310,172.21	\$ 1,417,082.26
<b>Wallace Street (Bluff St to San Marcos St)</b>				
30% Design	\$ 110,310.67	\$ 114,723.10	\$ 124,084.50	\$ 134,209.80
Final Design	\$ 165,466.01	\$ 172,084.65	\$ 186,126.76	\$ 201,314.70
Construction	\$ 1,378,883.41	\$ 1,434,038.75	\$ 1,551,056.31	\$ 1,677,622.50
<i>Project Total</i>	\$ 1,654,660.09	\$ 1,720,846.50	\$ 1,861,267.57	\$ 2,013,147.01
<b>Wallace Street Storm Drain Project</b>				
30% Design	\$ 46,052.50	\$ 47,894.60	\$ 51,802.80	\$ 56,029.91
Final Design	\$ 69,078.75	\$ 71,841.90	\$ 77,704.20	\$ 84,044.86
Construction	\$ 575,656.25	\$ 598,682.50	\$ 647,534.99	\$ 700,373.85
<i>Project Total</i>	\$ 690,787.50	\$ 718,419.00	\$ 777,041.99	\$ 840,448.62
<b>Bluff Street, College Street, San Marcost Street (Wallace St to US 290)</b>				
30% Design	\$ 72,028.69	\$ 74,909.84	\$ 81,022.49	\$ 87,633.92
Final Design	\$ 108,043.04	\$ 112,364.76	\$ 121,533.73	\$ 131,450.88
Construction	\$ 900,358.68	\$ 936,373.03	\$ 1,012,781.07	\$ 1,095,424.00
<i>Project Total</i>	\$ 1,080,430.42	\$ 1,123,647.64	\$ 1,215,337.28	\$ 1,314,508.81
<b>Bluff, College &amp; San Marcos Street (Mercer St to Wallace St)</b>				
30% Design	\$ 104,340.42	\$ 108,514.04	\$ 117,368.78	\$ 126,946.08
Final Design	\$ 156,510.63	\$ 162,771.06	\$ 176,053.18	\$ 190,419.11
Construction	\$ 1,304,255.27	\$ 1,356,425.48	\$ 1,467,109.80	\$ 1,586,825.96
<i>Project Total</i>	\$ 1,565,106.32	\$ 1,627,710.58	\$ 1,760,531.76	\$ 1,904,191.15



**City of Dripping Springs  
Downtown Masterplan**

Item 7.

**SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - MERCER DISTRICT**

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b><u>Wallace Street (San Marcos St to RR 12)</u></b>				
30% Design	\$ 61,778.58	\$ 64,249.73	\$ 69,492.50	\$ 75,163.09
Final Design	\$ 92,667.87	\$ 96,374.59	\$ 104,238.75	\$ 112,744.64
Construction	\$ 772,232.27	\$ 803,121.56	\$ 868,656.28	\$ 939,538.64
<i>Project Total</i>	\$ 926,678.73	\$ 963,745.88	\$ 1,042,387.54	\$ 1,127,446.36
<b><u>Mercer Street (San Marcos St to RR 12)</u></b>				
30% Design	\$ 51,830.04	\$ 53,903.25	\$ 58,301.75	\$ 63,059.17
Final Design	\$ 77,745.07	\$ 80,854.87	\$ 87,452.63	\$ 94,588.76
Construction	\$ 647,875.56	\$ 673,790.58	\$ 728,771.89	\$ 788,239.68
<i>Project Total</i>	\$ 777,450.67	\$ 808,548.69	\$ 874,526.27	\$ 945,887.61

30% Design Total	\$ 590,302.72	\$ 613,914.83	\$ 664,010.28	\$ 718,193.51
Final Design Total	\$ 885,454.07	\$ 920,872.24	\$ 996,015.41	\$ 1,077,290.27
<u>Construction Total</u>	<u>\$ 7,378,783.96</u>	<u>\$ 7,673,935.32</u>	<u>\$ 8,300,128.44</u>	<u>\$ 8,977,418.92</u>
Projects Total	\$ 8,854,540.75	\$ 9,208,722.38	\$ 9,960,154.13	\$ 10,772,902.70

Note:

\*Annual Inflation: 4%

**City of Dripping Springs  
Downtown Masterplan**

Item 7.

**SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - HAYS DISTRICT**

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b>HAYS DISTRICT PROJECTS</b>				
<b><u>Hays Street Storm Drain Project</u></b>				
30% Design	\$ 54,626.89	\$ 56,811.96	\$ 61,447.82	\$ 66,461.96
Final Design	\$ 81,940.33	\$ 85,217.95	\$ 92,171.73	\$ 99,692.94
Construction	\$ 682,836.11	\$ 710,149.56	\$ 768,097.76	\$ 830,774.54
<i>Project Total</i>	<i>\$ 819,403.33</i>	<i>\$ 852,179.47</i>	<i>\$ 921,717.31</i>	<i>\$ 996,929.44</i>
<b><u>Hays Street (College St to End)</u></b>				
30% Design	\$ 133,408.06	\$ 138,744.38	\$ 150,065.92	\$ 162,311.30
Final Design	\$ 200,112.09	\$ 208,116.57	\$ 225,098.88	\$ 243,466.95
Construction	\$ 1,667,600.73	\$ 1,734,304.76	\$ 1,875,824.03	\$ 2,028,891.27
<i>Project Total</i>	<i>\$ 2,001,120.88</i>	<i>\$ 2,081,165.72</i>	<i>\$ 2,250,988.84</i>	<i>\$ 2,434,669.53</i>
<b><u>First Baptist Church Vicinity</u></b>				
30% Design	\$ 191,810.73	\$ 199,483.16	\$ 215,760.98	\$ 233,367.08
Final Design	\$ 287,716.09	\$ 299,224.74	\$ 323,641.48	\$ 350,050.62
Construction	\$ 2,397,634.11	\$ 2,493,539.48	\$ 2,697,012.30	\$ 2,917,088.50
<i>Project Total</i>	<i>\$ 2,877,160.94</i>	<i>\$ 2,992,247.37</i>	<i>\$ 3,236,414.76</i>	<i>\$ 3,500,506.20</i>
<b><u>Hays District Residential</u></b>				
30% Design	\$ 117,191.82	\$ 121,879.49	\$ 131,824.86	\$ 142,581.77
Final Design	\$ 175,787.73	\$ 182,819.24	\$ 197,737.29	\$ 213,872.65
Construction	\$ 1,464,897.76	\$ 1,523,493.67	\$ 1,647,810.75	\$ 1,782,272.11
<i>Project Total</i>	<i>\$ 1,757,877.31</i>	<i>\$ 1,828,192.40</i>	<i>\$ 1,977,372.90</i>	<i>\$ 2,138,726.53</i>
<b><u>Bluff Street (Hays St to US 290)</u></b>				
30% Design	\$ 41,424.62	\$ 43,081.60	\$ 46,597.06	\$ 50,399.38
Final Design	\$ 62,136.92	\$ 64,622.40	\$ 69,895.59	\$ 75,599.07
Construction	\$ 517,807.70	\$ 538,520.01	\$ 582,463.24	\$ 629,992.24
<i>Project Total</i>	<i>\$ 621,369.24</i>	<i>\$ 646,224.01</i>	<i>\$ 698,955.89</i>	<i>\$ 755,990.69</i>
<b><u>Hays Street (San Marcos St to RR 12)</u></b>				
30% Design	\$ 62,487.45	\$ 64,986.95	\$ 70,289.89	\$ 76,025.54
Final Design	\$ 93,731.18	\$ 97,480.43	\$ 105,434.83	\$ 114,038.31
Construction	\$ 781,093.15	\$ 812,336.88	\$ 878,623.57	\$ 950,319.25
<i>Project Total</i>	<i>\$ 937,311.78</i>	<i>\$ 974,804.26</i>	<i>\$ 1,054,348.28</i>	<i>\$ 1,140,383.10</i>

30% Design Total	\$ 600,949.57	\$ 624,987.55	\$ 675,986.53	\$ 731,147.03
Final Design Total	\$ 901,424.35	\$ 937,481.32	\$ 1,013,979.80	\$ 1,096,720.55
<b>Construction Total</b>	<b>\$ 7,511,869.57</b>	<b>\$ 7,812,344.36</b>	<b>\$ 8,449,831.65</b>	<b>\$ 9,139,337.92</b>
Projects Total	\$ 9,014,243.49	\$ 9,374,813.23	\$ 10,139,797.99	\$ 10,967,205.50

Note:

\*Annual Inflation: 4%

