



## **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, April 14, 2025, at 4:00 PM*

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### **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 Casey Sclar, P3 Works

#### **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.*

## MINUTES

- 1. Consider approval of the March 10, 2025 TIRZ Board meeting minutes.**

## BUSINESS AGENDA

- 2. Discuss and consider possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2026 Budget.** *Shawn Cox, Deputy City Administrator*
- 3. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report.** *TIRZ Administrator P3 Works, Casey Sclar; Deputy City Administrator Shawn Cox*
- 4. Update regarding TIRZ Priority Projects.** *Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*
  - Stephenson Building
  - Downtown Parking
  - Downtown Restrooms
  - Downtown Roadway, Drainage, & Sidewalks
  - Old Fitzhugh Road
- 5. Discussion regarding the Downtown Masterplan and Design Phases.** *Chad Gilpin, City Engineer*
- 6. Discuss and consider current and potential future TIRZ Priority Projects.** *Keenan Smith, TIRZ Projects Manager and Laura Mueller, City Attorney*

## 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.*

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

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

May 12, 2025, at 4:00 p.m.

June 9, 2025, at 4:00 p.m.

**City Council Meetings**

May 6, 2025, at 6:00 p.m.

May 20, 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](http://www.cityofdrippingsprings.com), on April 11, 2025 at 4:15 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.*



## 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, March 10, 2025, at 4:00 PM*

### **DRAFT 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 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

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

Place 3 Taline Manassian, Vice Chair

Place 5 Missy Atwood

#### **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

City Engineer Chad Gilpin

#### **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.*

No one spoke during Presentation of Citizens.

## MINUTES

### 1. Consider approval of the February 10, 2025 TIRZ No.1 & No.2 Board meeting minutes.

A motion was made by Board Member Smith and seconded by Board Member Mathews, to approve the February 10, 2025 meeting minutes. The motion to approve carried unanimously 5 to 0.

## BUSINESS AGENDA

### 2. Discuss and consider possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2026 Budget. *Shawn Cox, Deputy City Administrator*

No action was taken.

### 3. Discussion regarding the Downtown Masterplan and Design Phases. *Chad Gilpin, City Engineer*

No action was taken.

### 4. Discuss and consider current and potential future TIRZ Priority Projects. *Keenan Smith, TIRZ Projects Manager and Laura Mueller, City Attorney*

No action was taken.

### 5. Update regarding TIRZ Priority Projects. *Leslie Pollack, Transportation Engineer; Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*

No action was taken.

- a. Stephenson Building
- b. Downtown Parking
- c. Downtown Restrooms
- d. Downtown Roadway, Drainage, & Sidewalks
- e. Old Fitzhugh Road

## CLOSED SESSION

A motion was made by Board Member Kimball and seconded by Board Member Mathews, to go into Closed Session for item 6, under section 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 4:55 p.m. and ended at 5:33 p.m.

No action was taken while in 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*

## **ADJOURN**

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

The meeting adjourned at 5:34 p.m.





# DRIPPING SPRINGS Texas



## City of Dripping Springs FY 2025-2026 Budget Important Dates & Deadlines



The attached Budget Calendar outlines the statutory dates and planning activities for City Staff, Boards, Commissions, Committees and City Council as they relate to the Budget Process for Fiscal Year 2026. Calendar activities in RED note deadlines for staff & City Council, and Public Notifications. The Finance Director will coordinate with City Administration, the City Attorney and City Secretary regarding all notices, ordinances and resolutions as adopted, to include filing the proper documents with County and State Entities. The City Council will hold the following meetings regarding the Tax Rate and Budget Adoption:

- June 03, 2025: Budget Workshop
- June 17, 2025: Budget Workshop
- July 01, 2025: Budget Workshop
- July 15, 2025: Budget Workshop
- August 05, 2025: Budget Workshop, Set Proposed Tax Rate, and Discussion
- August 19, 2025: Budget Workshop
- September 02, 2025: Budget Workshop, Public Hearings on Tax Rate and Budget, and Possible Adoption of the Budget\*
- September 16, 2025: Adoption of Approved Budget and Tax Rate, and Ratification of Tax Rate\*\*

*\*The Council may choose to either adopt the budget or postpone adoption to the following meeting on September 16, 2025.*

*\*\*If the total property tax revenue is raised, the Council will need to Ratify the Tax Rate with a resolution.*

All other calendar dates are related to the budget planning process for City staff to include recommendations from boards, commissions, and committees. Budget process activities are listed below each calendar for reference. The following boards, commissions and committees will submit budget recommendations:

- DSRP Board of Directors
- Economic Development Committee
- Emergency Management Committee
- Farmers Market Committee
- Founders Day Commission
- Historic Preservation Commission
- Parks & Recreation Commission
- TIRZ No. 1 & No. 2 Board
- Transportation Committee

The Finance Director will provide staff with the proper forms and budget planning materials related to individual requests and department requests. Staff will work with their supervisor and the Finance Director to draft and submit their requests, and Staff Liaisons to Boards, Commissions and Committees will hold meetings to discuss and provide recommendations for requests. The City Secretary will make sure that each meeting following approval of the Budget Calendar has a budget review/recommendation added to the abovementioned board and commission agendas. The City Secretary does not draft committee agendas but is available to staff for assistance. Please make sure you attach, or forward for attachment documents for agenda discussion items.





City of Dripping Springs  
FY 2026 Tax Rate & Budget Adoption  
Important Dates & Deadlines

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March 4, 2025	City Council Approval of Budget Calendar and Presentation on Legislative Changes to the Budget Process
May 16, 2025	City Staff Department Budget Requests Due to Administration (includes individual staff member requests submitted to supervisors and IT related requests)
May 30, 2025	Board, Commission and Committee Budget Recommendations Due; City Staff Employee Pay Recommendations Due from Department Heads
June 3, 2025	City Council Budget Workshop
June 17, 2025	City Council Budget Workshop
June 27, 2025	Finance files Proposed Budget with City Secretary
July 1, 2025	City Council Budget Workshop
July 15, 2025	City Council Budget Workshop
August 5, 2025	City Council Budget Workshop, Set Proposed Tax Rate, and Discussion
August 14, 2025	Publication of Notice of Proposed Tax Rate, and Tax Rate and Budget Public Hearings ( <i>Submit for publication August 6, 2025</i> )
August 14, 2025	Begin Continuous Notice of Proposed Tax Rate on City Website with Public Hearing Dates for Budget and Tax Rate Hearing, and Notice of Tax Rate
August 19, 2025	City Council Budget Workshop
September 2, 2025	City Council Budget Workshop – Public Hearings on Tax Rate and Budget ( <i>Must take action to either adopt or postpone adoption of the Budget to the September 16, 2025, City Council meeting</i> )
September 16, 2025	City Council Meeting – Adoption of Budget, Ratification of the Tax Rate (if total property tax revenue is raised) and Adoption of the Tax Rate
September 17, 2025	Publication of Tax Rate and Budget on City Website, File Tax Rate and Budget with County and State Entities
September 25, 2025	Publication of Notice of Approved Tax Rate and Budget ( <i>Submit for publication on September 17, 2025</i> )

# March 2025



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
3	4	5	6	7
	<b>CC Meeting: Budget Presentation &amp; Budget Calendar Approval</b>		<b>Historic Preservation Commission Budget Discussion</b>	
10	11	12	13	14
<b>TIRZ Board Budget Discussion  Founders Day Commission Budget Discussion</b>		<b>DSRP Board Budget Discussion  Parks &amp; Recreation Commission Budget Discussion</b>		<b>**Staff obtain proper budget request forms from Finance Director</b>
17	18	19	20	21
<b>Founders Day Commission Budget Discussion</b>				
24	25	26	27	28
<b>Transportation Committee Budget Discussion  Founders Day Commission Budget Discussion</b>			<b>Farmers Market Committee Discussion  Emergency Management Committee Budget Discussion</b>	<b>Departmental IT budget requests due to City Administrator</b>
31				

## ***Budget Activities***

- Finance provides necessary budget information and request forms to develop individual and department budget requests.
- Staff begins meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff department heads review IT related software and equipment requests with Administration, Finance & IT and determine any additional costs related to infrastructure. Requests due to Administration & Finance by March 28<sup>th</sup>.

*\*\*Dates may vary according to progress*

# April 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
			Historic Preservation Commission Budget Discussion	HOT Grant Application Available
 <i>Staff review draft budget requests with supervisors and Finance Director</i>				
7	8	9	10	11
		DSRP Board Budget Discussion		
 <i>Staff review draft budget requests with supervisors and Finance Director</i>				
14	15	16	17	18
TIRZ Board Budget Discussion Founders Day Commission Budget Discussion		Parks & Recreation Commission Budget Discussion	Farmers Market Committee Budget Discussion Emergency Management Committee Budget Discussion	
21	22	23	24	25
28	29	30		
Transportation Committee Budget Discussion				

## ***Budget Activities***

- Staff continues meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff reviews draft budget requests with supervisors and Finance.

# May 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
			1	2
			Historic Preservation Commission Approve Recommendation	HOT Grant Applications Due
5	6	7	8	9
12	13	14	15	16
TIRZ Board Budget Approve Recommendation Founders Day Commission Discussion		DSRP Board Approve Recommendation	Farmers Market Committee Approve Recommendation Emergency Management Committee Approve Recommendation	City Staff Department Budget Requests Due (Includes individual staff requests)
19	20	21	22	23
Transportation Committee Approve Recommendation		Parks & Recreation Commission Approve Recommendation		
← City Administration Budget Development →				
26	27	28	29	30
← City Administration Budget Development →				Board, Commission, Committee, & Council Member Budget Recommendations Due

## Budget Activities

- City Staff continues meeting with boards, commissions, committees, and council members to review and approve budget requests and recommendations.
- City Staff continues to develop individual and department budget requests and updates them with feedback provided by Administration & Finance. Staff/Departmental requests due by May 16<sup>th</sup>.
- Administration, Finance & IT work with vendors and staff on options and costs for IT related expenses.
- Administration & Finance draft proposed budget and review with staff and council members as necessary.
- All board, commission, committee, and council member recommendations due to Administration & Finance by May 30<sup>th</sup>.

# June 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	2	3	4	5
	CC Meeting: Budget Workshop			HOT Grant Program Recommendation Due
← Budget Review w/Mayor →				
9	10	11	12	13
Founders Day Commission Approve Recommendation				
← Budget Review w/Mayor →				
16	17	18	19	20
	CC Meeting: Budget Workshop			
← Budget Review w/Mayor →				
23	24	25	26	27
				Proposed Budget Filed with City Secretary & Post to Website
30				

## Budget Activities

- Administration & Finance begin budget review with the Mayor.
- City Council holds 1<sup>st</sup> budget workshop to review and discuss proposed budget on June 2<sup>nd</sup>.
  - Review of Budget Process – Review of Assumptions
- City Council holds 2<sup>nd</sup> budget workshop to review and discuss proposed budget on June 17<sup>th</sup>.
  - Review of General, Agriculture, Landscaping, Sidewalk, & PEG Funds
- Finance files proposed budget with City Secretary on June 27<sup>th</sup>.
- City Secretary posts proposed budget on city website and copy given to reception for public inspection.



# July 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
	CC Meeting: Budget Workshop			
7	8	9	10	11
14	15	16	17	18
	CC Meeting: Budget Workshop			
21	22	23	24	25
				Certified Tax Rolls Due
28	29	30	31	

## Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 3<sup>rd</sup> Budget Workshop on July 1<sup>st</sup>.
  - Review of Utilities, Impact Fees & TWDB project.
- City Council holds 4<sup>th</sup> Budget Workshop on July 15<sup>th</sup>.
  - Review of Parks (General Fund), DSRP, Parkland Dedication & Development & HOT

# August 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
				1
4	5	6	7	8
	<b>CC Meeting: Budget Workshop</b>  <b>**Set Proposed Tax Rate</b>			
11	12	13	14	15
			<b>**Publication of Proposed Tax Rate &amp; Budget Public Hearings</b>  <b>Begin Continuous Notice on City website</b>	
18	19	20	21	22
	<b>CC Meeting: Budget Workshop</b>			
25	26	27	28	29

## ***Budget Activities***

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 5<sup>th</sup> Budget Workshop on August 5<sup>th</sup>.
  - Review of outstanding or requested items.
- Council sets Proposed Tax Rate on August 5<sup>th</sup>.
- City Secretary submits notice to News-Dispatch regarding Public Hearing dates for proposed Tax Rate and Budget on August 6<sup>th</sup> for publication on August 14<sup>th</sup>.
- City Secretary & Communications begin continuous notification of public hearing on city website on August 14<sup>th</sup>.
- City Council holds 6<sup>th</sup> Budget Workshop on August 19<sup>th</sup>.
  - Review of outstanding or requested items.

# September 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
	CC Meeting: Budget Workshop  Public Hearing on Tax Rate & Budget			
8	9	10	11	12
15	16	17	18	19
	CC Meeting: 2 <sup>nd</sup> Public Hearing on Tax Rate & Budget  Budget Adoption Tax Rate Ratification & Adoption	Publication of Tax Rate & Budget on City website  File Tax Rate & Budget with County and State Entities		
22	23	24	25	26
			Publication of Notice of Approved Tax Rate & Budget	
29	30			

## ***Budget Activities***

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 7<sup>th</sup> Budget Workshop on September 1<sup>st</sup>.
- Council holds public hearings for Proposed Tax Rate & Budget on September 1<sup>st</sup>.
- City Council adopts Budget and Tax Rate on September 16<sup>th</sup>.
- Finance Director prepares Approved Budget for Fiscal Year 2026 with prescribed cover page.
- City Secretary submits notice to News-Dispatch regarding Approved Tax Rate and Budget on September 17<sup>th</sup> for publication on September 25<sup>th</sup>.
- City Secretary files Approved Tax Rate and Budget with Hays County and State Entities.



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q1 2025)**

*April 14, 2025*



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**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
<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*	-	-	-	-	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>
<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*	-	-	31,241	-	-	10,420	-	78,765	120,426
	<b>\$ -</b>	<b>\$ 291,196</b>	<b>\$ 718,785</b>	<b>\$ 7,886</b>	<b>\$ 134,661</b>	<b>\$ 10,420</b>	<b>\$ -</b>	<b>\$ 78,765</b>	<b>\$ 1,241,713</b>
<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*	-	-	3,207	-	-	1,070	-	8,086	12,363
	<b>\$ -</b>	<b>\$ 286,555</b>	<b>\$ 284,097</b>	<b>\$ 5,024</b>	<b>\$ 111,073</b>	<b>\$ 1,070</b>	<b>\$ -</b>	<b>\$ 8,086</b>	<b>\$ 695,904</b>
<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*	-	-	-	-	-	-	-	-	-
	<b>\$ -</b>	<b>\$ 114,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,510</b>
<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*	-	-	34,448	-	-	11,490	-	86,851	132,788
	<b>\$ 60,971</b>	<b>\$ 692,261</b>	<b>\$ 1,002,881</b>	<b>\$ 12,910</b>	<b>\$ 245,734</b>	<b>\$ 11,490</b>	<b>\$ -</b>	<b>\$ 86,851</b>	<b>\$ 2,113,097</b>

\* Invoices received as of 3/31/2025





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>	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>

\* Invoices received as of 3/31/2025



Table 3: 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*	-	-	-	-	-
	<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*	-	-	-	-	-
	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ -</b>	<b>\$ 286,555</b>
<b>MARKET/P3 STUDY EXPENSES **</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*	-	-	-	-	-
	<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*	-	-	-	-	-
	<b>\$ 231,517</b>	<b>\$ 192,584</b>	<b>\$ 192,584</b>	<b>\$ 75,577</b>	<b>\$ 692,261</b>

\* Invoices received as of 3/31/2025

\*\* 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
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<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>	15,620	15,620	-	-	31,241
	<b>\$ 359,392</b>	<b>\$ 359,392</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 718,785</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<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>	1,604	1,604	-	-	3,207
	<b>\$ 142,048</b>	<b>\$ 142,048</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 284,097</b>
<b>TOTAL EXPENSES</b>					
<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>	17,224	17,224	-	-	34,448
	<b>\$ 501,441</b>	<b>\$ 501,441</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,002,881</b>

\* Invoices received as of 3/31/2025



Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	33.33%	66.67%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 2,629</b>	<b>\$ 5,258</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,886</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 1,675</b>	<b>\$ 3,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,024</b>
<b>TOTAL EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>

\* Invoices received as of 3/31/2025



Table 6: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 134,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,661</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 111,073</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,073</b>
<b>TOTAL EXPENSES</b>					
<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>	-	-	-	-	-
	<b>\$ 245,734</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,734</b>

\* Invoices received as of 3/31/2025





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>		10,420
	\$	<b>10,420</b>

**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>		1,070
	\$	<b>1,070</b>

**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>		11,490
	\$	<b>11,490</b>

\* Invoices received as of 3/31/2025



Table 8: Downtown Restrooms Expenditures	
	Total

<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>	-
	<hr/>
	\$ -

<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>	-
	<hr/>
	\$ -

<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>	-
	<hr/>
	\$ -

\* Invoices received as of 3/31/2025



**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
	\$	<b>78,765</b>

**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>		8,086
	\$	<b>8,086</b>

**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>		86,851
	\$	<b>86,851</b>

\* Invoices received as of 3/31/2025



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*	\$ 6,881	\$ 5,482	\$ -	\$ -	\$ 12,363	
<b>Total</b>	<b>\$ 456,140</b>	<b>\$ 225,915</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$ 695,904</b>	

\* Invoices received as of 3/31/2025



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	\$ 270,315	\$ 421,266	
FY 2025 [d]	\$ 284,972,192	\$ 282,743,642	\$ 190,488	\$ 372,227	\$ 562,714	
			<b>\$ 763,064</b>	<b>\$ 1,511,367</b>	<b>\$ 2,274,432</b>	

[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 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] FY 2025 revenue has not yet been received.



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]	\$ 412,755,994	\$ 365,007	\$ 712,109	\$ 1,077,115	
		<b>\$ 1,199,140</b>	<b>\$ 2,284,474</b>	<b>\$ 3,483,615</b>	

[a] Assessed Value per Hays Central Appraisal District.

[b] FY 2025 revenue has not yet been received.



**Table 13: Total Cash Position**

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 1,711,717
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	\$ (1,094,760)
	\$ (2,113,097)
TOTAL REMAINING TIRZ REVENUE	\$ 2,005,119

\*Revenues received through FY 2024.



Table 14 - Reimbursements by Entity				
	Contribution		Reimbursed to	Amount to be
	Amount		Date	Reimbursed
<b>Total</b>	\$ 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 3/31/2024 (INCLUDES FY24 TIRZ REVENUE)	\$	<b>2,005,119</b>
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 3/31/24	\$	132,788
REMAINING FY 2025 BUDGET	\$	(235,212)
<hr/>		
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (EXCLUDING FY25 TIRZ REVENUE)</b>	<b>\$</b>	<b>1,769,907</b>
<hr/>		
TIRZ NO. 1 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	562,714
TIRZ NO. 2 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	1,077,115
	\$	1,639,830
<hr/>		
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)</b>	<b>\$</b>	<b>3,409,737</b>
<hr/>		

<b>USES OF FUNDS AVAILABLE AT END OF FY 25</b>		
FY 2026 Budget [b]	\$	368,000
	\$	368,000
Projected Surplus	\$	3,041,737

[a] FY 2025 revenue has not yet been received.

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

# Progress Report

## Old Fitzhugh Road PS&E

### March 2025

**Description of Work Performed During the Past Period – March 2025**

**PROJECT MANAGEMENT**

- Project management and administration
- TxDOT progress meetings - 1

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

- Update design to remove sawtooth curb design and transition to landscape blocks
- Address City and TxDOT Comments on design plans
- Traffic control phasing review
- Address City Comments on design plans

**DRAINAGE DESIGN**

- Update drainage analysis to remove sawtooth curb design and transition to landscape blocks
- Reviews of drainage easements on Brandy Wolf Tract
- Address City Comments on design plans

**ILLUMINATION**

- Address City Comments on design plans

**UTILITY COORDINATION**

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- General coordination to facilitate relocations
- Address TxDOT comments on:
  - Utility status report

**ENVIRONMENTAL**

- Prepare documents for TxDOT
  - Species analysis
  - Historic PCR
  - Archeological ABS

**ROW SURVEYING**

- Drainage easements metes+bounds
  - Magee
- Construction Staking
  - Completed on a separate contract

**LANDSCAPE, STREETSCAPE, URBAN DESIGN**

- Review City and TXDOT specs and provide a summary for TxDOT

**PS&E PREPARATION**

- No tasks this period

**PUBLIC ENGAGEMENT**

- No tasks this period

**Anticipated Work to be Performed Next Period – April 2025**

**PROJECT MANAGEMENT**

- Project management and administration

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

- Construction easement map
- Update design to remove sawtooth curb design and transition to landscape blocks
- Traffic control phasing updates for constructability
- Address City Comments on design plans
- Address TxDOT Comments on design plans once received

**DRAINAGE DESIGN**

- Address TxDOT Comments on design plans once received
- Update design to remove sawtooth curb design and transition to landscape blocks

**ILLUMINATION**

- Address TxDOT Comments on design plans once received

**UTILITY COORDINATION**

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- Continued coordination to facilitate relocations

**ENVIRONMENTAL**

- Address any comments on TxDOT documents:
  - Species analysis
  - Historic PCR
  - Archeological ABS

**ROW SURVEYING**

- Drainage easements metes+bounds
  - 215 Old Fitz
  - Wolf (if go-ahead received)

**LANDSCAPE, STREETSCAPE, URBAN DESIGN**

- Update design to remove sawtooth curb design and transition to landscape blocks
- Address TxDOT Comments on design plans once received

**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 - ongoing
- Obtain drainage easements on Old Fitz prior to construction – in progress

**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 negotiating funding.
- Utility provider (DSWS) schedule. DSWS has submitted design plans and the HDR team is reviewing. *Resolved* – DSWS met schedule and no longer a design challenge.
- Utility provider coordination continuing on reassignments. Design plans reviewed from PEC and Frontier. Relocations scheduled to occur between March and August.
- PEC requesting construction staking outside scope. *Resolved* - completed on a separate construction contract.
- 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.
- TxDOT has concerns over utility relocations not completed in May. Working on a Construction Management Plan and coordinating with the Area Office to continue progressing the project. *Resolved* – TxDOT pushed letting date.
- TxDOT reviews delayed. HDR provided supplemental information on utility items and non-TxDOT specifications. Pending – TxDOT requesting supplemental information. TxDOT comments not yet received from January submission.
- TxDOT will require a second out of scope 90% and Ready-to-Let submission since 60% submission occurred prior to TxDOT engagement on the contract.
- THC approvals did not include the drainage basins. *Resolved* – THC approval with no additional archeology analysis required.
- TxDOT paperwork (notably utilities) have required additional work outside scope of services, negotiated before TxDOT funding was procured.

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

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Actual Dates and Planned Schedule	Notes
	<i>Schedule approved with City and presented to TIRZ Board</i>	<i>TxDOT 2025 Letting Schedule</i>	<i>TxDOT Adjusted 2026 Letting Schedule</i>	<i>Escalated ahead of 2026 Letting Schedule</i>	
<b>90% PS&amp;E Submission</b>	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
<b>90% PS&amp;E Resubmission</b>	N/A	N/A	October 2025	May 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT “over-the-shoulder” without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
<b>100% PS&amp;E Submission</b>	April 2025	April 2025	December 2025	July 2025	
<b>Ready to Let PS&amp;E Submission</b>	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
<b>Let Date</b>	August 2025	August 2025	May 2026	December 2025	

# Progress Report

## Old Fitzhugh Road PS&E

### February 2025

#### Description of Work Performed During the Past Period – February 2025

##### PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination
- City of Dripping Springs Comment review meeting
- TxDOT progress meetings - 2

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

- Determine TCEQ disturbed acres for CZP
- Review comments on sawtooth curb design

##### DRAINAGE DESIGN

- Review City and TxDOT specs and provide a summary for TxDOT
- Reviews of drainage easements on Brandy Wolf Tract
- Review comments on sawtooth curb design

##### ILLUMINATION

- Update to 2024 specifications and resubmit to TxDOT

##### UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- Additional coordination meetings with Spectrum
- General coordination to facilitate relocations
- Additional supporting documents for TxDOT
  - Utility conflict IDs form
  - Utility status report
  - Notice of Proposed Construction
- Construction Management Plan for TxDOT

##### ENVIRONMENTAL

- Prepare WPD and submit to TxDOT
- Revise TCEQ coordination memo to include drainage ponds
- No tasks pending City ROW acquisition

##### ROW SURVEYING

- No tasks this period

**LANDSCAPE, STREETScape, URBAN DESIGN**

- Review City and TXDOT specs and provide a summary for TxDOT

**PS&E PREPARATION**

- No tasks this period

**PUBLIC ENGAGEMENT**

- No tasks this period

**Anticipated Work to be Performed Next Period – March 2025****PROJECT MANAGEMENT**

- Project management and administration
- Continued coordination with TxDOT on Construction Management Plan

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

- Construction easement map.
- Address City and TxDOT Comments on design plans

**DRAINAGE DESIGN**

- Address City and TxDOT Comments on design plans

**ILLUMINATION**

- Address City and TxDOT Comments on design plans

**UTILITY COORDINATION**

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- Continued coordination to facilitate relocations

**ENVIRONMENTAL**

- Prepare documents for TxDOT – no longer expedited CE
  - Species analysis
  - Historic PCR
  - Archeological ABS
- Pending THC coordination – determine if archeology analysis required

**ROW SURVEYING**

- Drainage easements metes+bounds (with City go ahead)
- Construction Staking (if approved – out of scope)

**LANDSCAPE, STREETScape, URBAN DESIGN**

- Address City and TxDOT Comments on design plans

**PS&E PREPARATION**

- No tasks anticipated next period

**PUBLIC ENGAGEMENT**

- No tasks anticipated next period

**Project Needs – This Period**

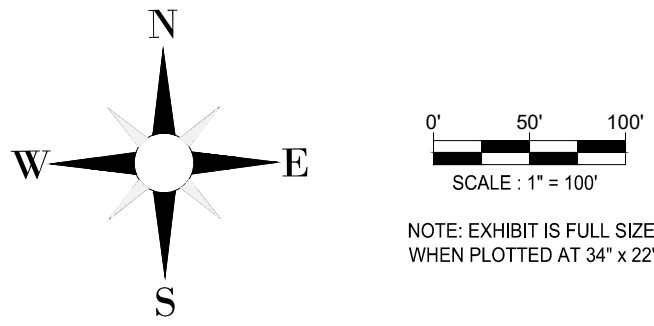
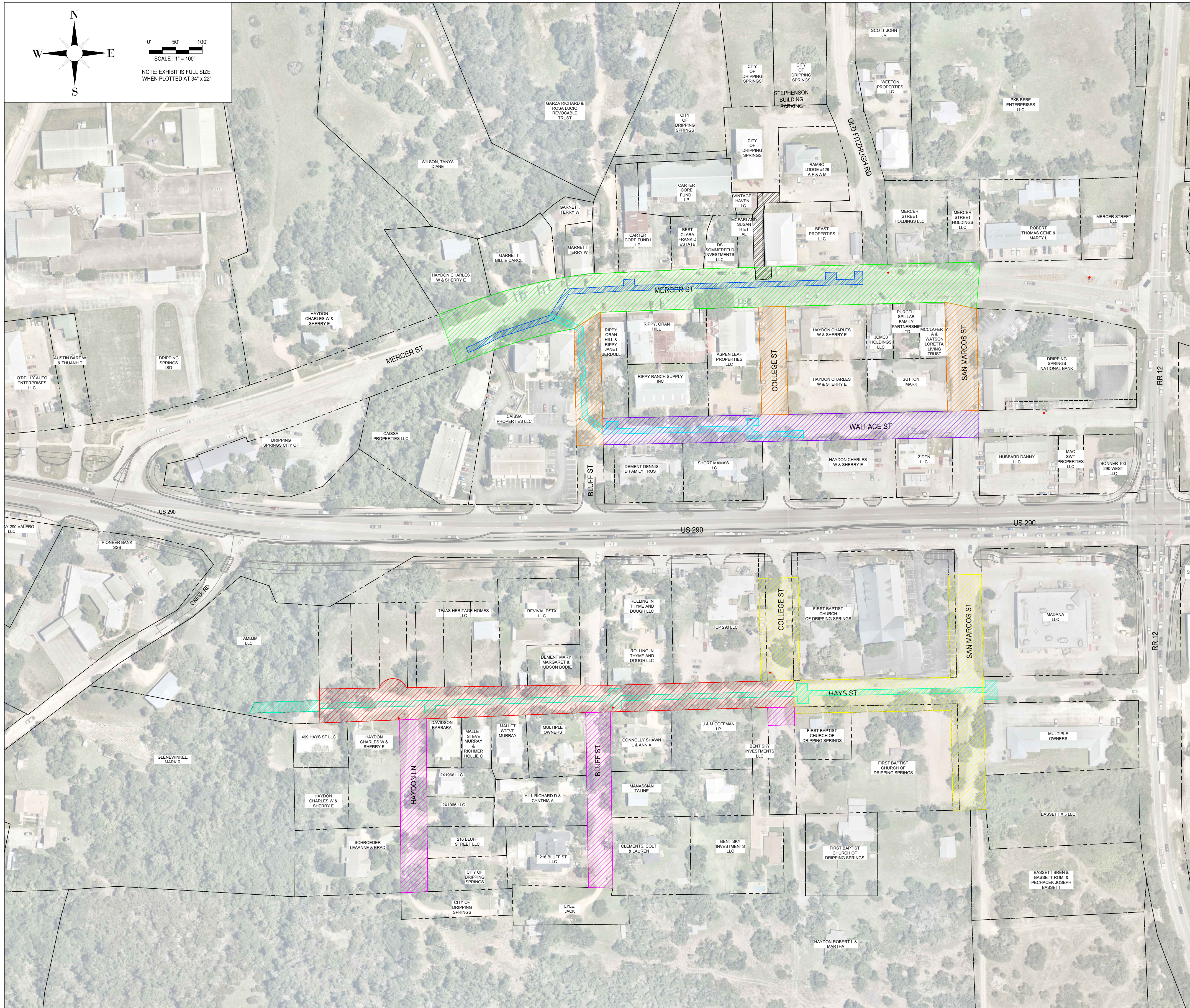
- City support in continued coordination with DSWS - ongoing
- Obtain ROW for properties on Old Fitz to obtain CE - obtained
- Obtain drainage easements on Old Fitz prior to construction – in progress

**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.
- Utility provider (DSWS) schedule. DSWS has submitted design plans and the HDR team is reviewing.
- Utility provider coordination continuing on reassignments. Design plans reviewed from PEC and Frontier. Relocations scheduled to occur between March and July.
- PEC requesting construction staking outside scope. Need City support on next steps (ongoing).
- 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. No additional adjustments anticipated at this time; to be verified this month.
- TxDOT has concerns over utility relocations not completed in May. Working on a Construction Management Plan and coordinating with the Area Office to continue progressing the project.
- TxDOT reviews delayed. HDR provided supplemental information on utility items and non-TxDOT specifications.
- THC approvals did not include the drainage basins. Resubmitting to THC to determine if additional archeology analysis is required.

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





NOTE: EXHIBIT IS FULL SIZE WHEN PLOTTED AT 34" x 22"

### DESIGN PHASE LEGEND:

#### BREAK OUT PROJECTS:

MERCER ST PASEO

#### 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**

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



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

PRELIMINARY  
THIS DOCUMENT IS RELEASED  
UNDER THE AUTHORITY OF  
CIVIL ENGINEER  
ON 05/10/2025  
FOR THE PURPOSES OF INTERIM  
REVIEW  
PRELIMINARY





## Board Member Feedback for the Downtown Masterplan:

Item 5.

1. How are we connecting the areas on each side 290?

Having a crosswalk defeats the purpose of the type of road they are attempting to build and feels dangerous. In Arlington, VA there are walkable tunnels under the road to connect the Pentagon to Pentagon City, and the Pearl District has a parking lot under the highway that cuts through.

2. If these areas cannot be connected (walkable), should we prioritize the development on the Mercer side?
3. Can we directly connect these projects to economic development? Will they grow or bring new business to that area? They discussed parking for the church, while I think this is great for the community, will it grow the economy in this area? I am not saying that it wouldn't, but I was hoping to talk through how it might.
4. Is there a prioritization of these projects by importance or how they should be sequenced from a construction perspective?
5. Is there a recommendation for projects that could be paired to benefit from economies of scale?
6. Is there private development that is pending the completion or could have an improved impact to the area by any of these projects?

My only question is whether we might need some type of storm inlet(s) on the south side of Mercer Street, east of Bluff Street. I haven't seen how this area drains during a major rain event, but it looks some very small drains across a few of the parallel parking islands would have the potential of getting clogged and cause some backup. It is a small drainage area, so maybe it doesn't cause any significant issues.