

**Richland Hills Tax Increment Reinvestment Zone #1, Baker Boulevard
Board of Directors Meeting
Minutes**

Monday, July 25, 2022

5:30 P.M.

**Richland Hills City Hall
3200 Diana Drive**

Board Members Present:

Edward Lopez
Travis Malone
Douglas Knowlton
Curtis Bergthold
Javier Alvarez
G.W. Estep
Rebecca Barksdale

Staff

Candice Edmondson, City Manager
Lindsay Wells, City Secretary

1. CALL TO ORDER

Mayor Lopez called to order at 5:33 p.m.

2. EXECUTIVE SESSION

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Tax Increment Reinvestment Zone #1 to seek advice from the City Attorney as to the posted subject matter of this Tax Increment Reinvestment Zone #1 meeting.**

Motion: Motion was made by Board Member Bergthold and seconded by Board Member Knowlton to convene into Executive Session. Time: 5:34 p.m.

Motion carried by a vote of 6-0.

B. Reconvene: Action necessary on items discussed in Executive Session.

Mayor Lopez reconvened from Executive Session at 5:46 p.m.

3. PUBLIC COMMENTS

This is the public's opportunity to address the Tax Increment Reinvestment Zone #1 Board on any matter not posted on the agenda. Citizen comments emailed to Lindsay Wells (lwells@richlandhills.com) on an item either listed on this agenda or not listed on this agenda will be heard at this time.

None.

REGULAR AGENDA

4. Approve minutes from the April 11, 2022 Tax Increment Reinvestment Zone #1 meeting

Motion: Motion was made by Board Member Bergthold and seconded by Board Member Knowlton to approve the April 11, 2022 TIRZ #1 meeting minutes.

Motion carried by a vote of 6-0.

5. Approved Development Agreement for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118

City Manager Candice Edmondson presented the Development Agreement and advised that MetroCom Properties represented by Robert Maxey has applied for a Planned Development on the property at 7145 and 7151 Baker Boulevard. The proposed Planned Development will have a base zoning of MF-2 Multiple Family Residential Medium Density and the developer is proposing to build 51 single-family townhomes on the property to be known as Richland Crossing.

A Planned Development for 24 single-family garden style homes and 24 townhomes called Richland Villas was previously approved for the property in November 2018. The developer for the project completed the platting process but ultimately decided not to move forward with development. MetroCom Properties is interested in creating a new Planned Development with a similar site plan as what was previously approved.

As part of the proposal, MetroCom Properties is requesting financial participation for the project from the Baker Boulevard Tax Increment Reinvestment Zone (TIRZ). They are seeking \$400,000 in reimbursements for public infrastructure improvements to be paid after completion and City acceptance of the public improvements.

MetroCom Properties is also requesting an annual reimbursement equal to 35 percent of the ad valorem tax contributions the development is expected bring to the Baker Boulevard TIRZ each year up to a maximum contribution amount of \$324,619. Based on the financial pro forma provided by MetroCom Properties, the Richland Crossing development is anticipated to contribute an estimated \$927,482 (using current City and County tax rates) to the Baker Boulevard TIRZ by 2030. If the maximum contribution

amount of \$324,619 was paid to the developer, a balance of \$602,863 would remain in the TIF Fund for other projects in the TIRZ district.

The total reimbursement request by MetroCom Properties equals a maximum of \$724,619.

At the end of FY 2022, the TIF Fund is projected to have an ending fund balance of \$1,057,000. Should the \$400,000 reimbursement request be approved, \$657,000 would remain in the TIF fund balance for future projects.

All revenues and expenditures related to the Baker Boulevard TIRZ are contained in the City's Tax Increment Financing (TIF) Fund. Revenue accrued by the TIRZ district can only be used for those projects listed on the approved Baker Boulevard TIRZ Project Plan until the expiration of the TIRZ in 2029.

Discussion ensued regarding the approximate amount of funds received annually.

Ms. Edmondson advised that the TIRZ fund receives approximately \$150,000 in revenue annually that can solely and exclusively be used for improvements within the reinvestment zone along Baker Boulevard. Additionally, she clarified that no funding can come from the City's General Fund.

Motion: Motion was made by Board Member Bergthold and seconded by Board Member Malone to approve a Development Agreement for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118.

Motion carried by a vote of 6-0.

6. ADJOURNMENT

There being no further business to come before the Board, Mayor Lopez declared the meeting adjourned at 6:04 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Mayor