

RESOLUTION NO. _____

RESOLUTION OF THE CITY OF PFLUGERVILLE AUTHORIZING PHASE 2 SUPPORTING THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE (TIRZ) ESTABLISHING A PROJECT PLAN AND FINANCING PLAN.

WHEREAS, a Tax Increment Reinvestment Zone is a financing tool enabled by Chapter 311 of the Texas Tax Code, allowing for cities to set aside incremental tax revenue to fund public infrastructure to encourage new development or redevelopment of an area and attract private investment; and

WHEREAS, the City entered into a contract with Hawes Hill & Associates, provided in Exhibit A as a reference, on July 22, 2021, providing professional services associated with feasibility analysis and the potential creation of a TIRZ, separated by two phases in the scope of services: 1.) Reinvestment Zone Feasibility & Pre-Creation Activities; and 2.) Creation of the Tax Increment Reinvestment Zone; and

WHEREAS, Per Phase One of the contract, the Reinvestment Zone Feasibility Analysis, provided in Exhibit B as a reference, has been completed and provides that the establishment of a TIRZ is feasible to support the funding and development of public infrastructure and encourage private investment; and

WHEREAS, the Reinvestment Zone Feasibility Analysis, provided in Exhibit B as a reference, has been completed and provides for the following findings: 1.) Public improvements would stimulate development and redevelopment within the Zone; 2.) Timing and availability of infrastructure will influence the density and quality of development; 3.) Public improvements funded/implemented by the City and other partners would stimulate development and redevelopment within the Zone; 4.) Based on values and revenue projections for the scenarios as outlined in the report, revenues generated as a result of capital improvements made by the public would generate sufficient revenues to fund certain public infrastructure improvements within the proposed reinvestment Zone; 5.) The Downtown/Pecan District Corridor and SH 45 Corridor are feasible each as an individual reinvestment Zone or combined as one Zone; however, if combined, they would be more robust allowing for greater revenues, flexibility and diversity; 6.) A TIRZ would allow for the implementation of capital improvements in advance of the City being able to fund them through the use of developer reimbursement agreements; and 7.) A TIRZ and developer reimbursement agreement allows for higher quality development that aligns with the community's vision and may also allow for voluntary annexation of properties into the City; and

WHEREAS, Phase 2 of the contract includes the preparation of the Preliminary Project Plan and Reinvestment Zone Financing Plan pursuant to statutory requirements, preparation of public notices and ordinance, and coordination with the City Attorney and the initial TIRZ Board of Directors; however, pursuing Phase 2 activities does not obligate the City in establishing a TIRZ, but rather it provides staff direction to begin the formal statutory processes for the creation of a TIRZ; and

WHEREAS, the City intends to develop a small area plan for the area north of SH 45 and west of SH 130 to support economic development and to achieve coordinated infrastructure and land use planning which shall aid in the development of a project plan and financing plan for a potential TIRZ; and

WHEREAS, the City's Transportation Master Plan shows for the westward extension of Rowe Lane westward to N. Heatherwilde Boulevard with an overpass at SH 130 and other new internal collectors within the area north of SH 45, whereby there are opportunities for cost-participation in the construction of these roadways by the City and developers to encourage high-quality development; and

WHEREAS, the City's Water and Wastewater Master Plans propose water and wastewater improvements across and along SH 45 to the north, as applicable, whereby there are opportunities for cost-participation in the construction of these water and wastewater improvements by the City and developers to expedite the provision of services and support economic development; and

WHEREAS, the City's Downtown Action Plan (2019-2021) proposed the creation of a Tax Increment Reinvestment Zone (TIRZ) pursuant to Chapter 311 of the Texas Tax Code, and is recommended to support funding for capital improvements and provide for economic development opportunities and the revitalization of Downtown; and

WHEREAS, the City Council adopted Resolution No. 1916-21-09-28-0925 establishing a Strategic Plan 2021-2025, which identified economic development goals: 1.) Maintain efforts to grow job opportunities in the community; 2.) Plan for growth that supports and maintains a high quality of life for existing and future residents; 3.) Implement programs, policies, and actions that increase job opportunities for residents and focus on industries that contribute to the community; and

WHEREAS, City Council adopted Resolution No. 1900-21-08-10-0910 establishing economic development policies that support mixed-use developments with municipal facilities when part of an overall master plan that provides for public-private partnerships opportunities that contribute to the increased activity of the development; and

WHEREAS, the City acquired a 29-acre tract of land at the northwest corner of the intersection of Pecan Street and F.M. 685, located within Downtown, to develop public facilities and encourage private investment through a public-private partnership; and

WHEREAS, the City Council of the City of Pflugerville has determined that it is necessary and beneficial to pursue the formal statutory processes for the creation of a TIRZ for Downtown and areas along SH 45 and Pecan Street, provided in Exhibit C, to facilitate and memorialize the City's long-term goal for the revitalization of Downtown and create economic development opportunities along SH 45 and Pecan Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

Section 1.

That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 2.

That the City Council of the City of Pflugerville, Texas hereby directs the City Manager, or designee(s), to prepare a project plan and financing plan for the creation of a proposed Tax Increment Reinvestment Zone depicted in Exhibit C.

Section 3.

That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND APPROVED this 25th day of January, 2022.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

APPROVED AS TO FORM:

Charles E. Zech, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

Exhibit A
Professional Services Agreement For Reinvestment Zone Services

Exhibit B
Reinvestment Zone Feasibility Analysis

Exhibit C
Proposed Tax Increment Reinvestment Zone Map

