



**ADMINISTRATION**  
285 Uptown Blvd., Bldg. 100  
Cedar Hill, TX 75104  
O. 972.291.5100  
F. 972.291.5199

**NOTICE OF MEETING  
BOARD OF DIRECTORS  
TAX INCREMENT FINANCING ZONE #1  
CITY OF CEDAR HILL, TEXAS  
T.W. "TURK" CANNADY – CEDAR HILL ROOM  
CEDAR HILL GOVERNMENT CENTER  
285 UPTOWN BLVD. – BLDG. 100  
CEDAR HILL, TEXAS  
JANUARY 10, 2023  
5:30 P.M.**

**VISION STATEMENT:** We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.

**MISSION STATEMENT:** The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

**AGENDA**

- 1. Call meeting to order.**
- 2. Citizens Forum/Public Comments.** Public comments can be submitted online, please visit: [cedarhilltx.com/publiccomment](http://cedarhilltx.com/publiccomment).
- 3. Receive a presentation and consider making a recommendation to the City Council regarding the Final Project and Financing Plan (FPFP) for Tax Increment Financing Zone #1 (TIF #1).**
- 4. Adjourn.**

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 6th day of January 2023.

*Belinda Berg*  
City Secretary

This facility is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-291-5100 Ext. 1011 or (TDD) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance. Reasonable accommodations will be made to assist your needs.

**"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), IS PROHIBITED FROM CARRYING A HANDGUN INTO THE ROOM OR ROOMS IN WHICH ANY MEETING OF THE CITY COUNCIL OR ANY OTHER CITY BOARD OR COMMISSION THAT IS SUBJECT TO CHAPTER 551, TEXAS GOVERNMENT CODE (OPEN MEETINGS ACT) IS MEETING"**

**"DE CONFORMIDAD CON LA SECCIÓN 30.07, CÓDIGO PENAL (TRASPASO POR EL TITULAR DE LA LICENCIA CON UN ARMA DE MANO ABIERTA LLEVADA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411, CÓDIGO GUBERNAMENTAL (LEY DE LICENCIA DE ARMAS DE MANO), ESTÁ PROHIBIDO LLEVAR UNA HABITACIÓN EN LA MANO CUALQUIER REUNIÓN DEL CONSEJO DE LA CIUDAD O CUALQUIER OTRA JUNTA O COMISIÓN DE LA CIUDAD QUE ESTÉ SUJETO AL CAPÍTULO 551, CÓDIGO DE GOBIERNO DE TEXAS (LEY DE REUNIONES ABIERTAS)"**

**PREMIER STATEMENTS**

**CEDAR HILL HAS DISTINCTIVE CHARACTER**

**CEDAR HILL IS SAFE**

**CEDAR HILL IS CLEAN**

**CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY**

**CEDAR HILL HAS AN ENGAGED COMMUNITY**

**CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE**

**CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY**

**CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE**

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the Cedar Hill Government Center bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, By: \_\_\_\_\_

**CITY OF CEDAR HILL  
CITY COUNCIL AGENDA ITEM**

**Agenda Date: 01/10/2023**

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**Agenda Wording:**

**Receive a presentation and consider making a recommendation to the City Council regarding the Final Project and Financing Plan (FPFP) for Tax Increment Financing Zone #1 (TIF #1).**

**Summary:**

In 2016, the City Council conducted a public hearing and adopted Ordinance No. 2016-606 creating the Tax Increment Financing (TIF) Zone #1, which includes the Uptown, Midtown and Downtown areas of the City. The City Council also approved a preliminary project and financing plan and established a TIF Board. Since that time, staff has refined the project and financing plan which included working with the community to establish a plan for public infrastructure and preferred development of the area and reaching out to Dallas County for their participation.

The Board will receive a presentation from David Pettit Economic Development, LLC regarding the Final Project and Financing Plan (FPFP) and consider making a recommendation to the City Council regarding the plan.

**Recommended Action:**

Make a recommendation to the City Council.

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**Attachments**

TIF #1 Presentation

TIF #1 Ordinance and FPFP

**Department:** Administration

**Contact Name:** Melissa Valadez-Cummings

**Phone Number:** (972)  
291-5100  
Ext. 1007

**Attachments:** Yes

**If yes, how many pages:** 14

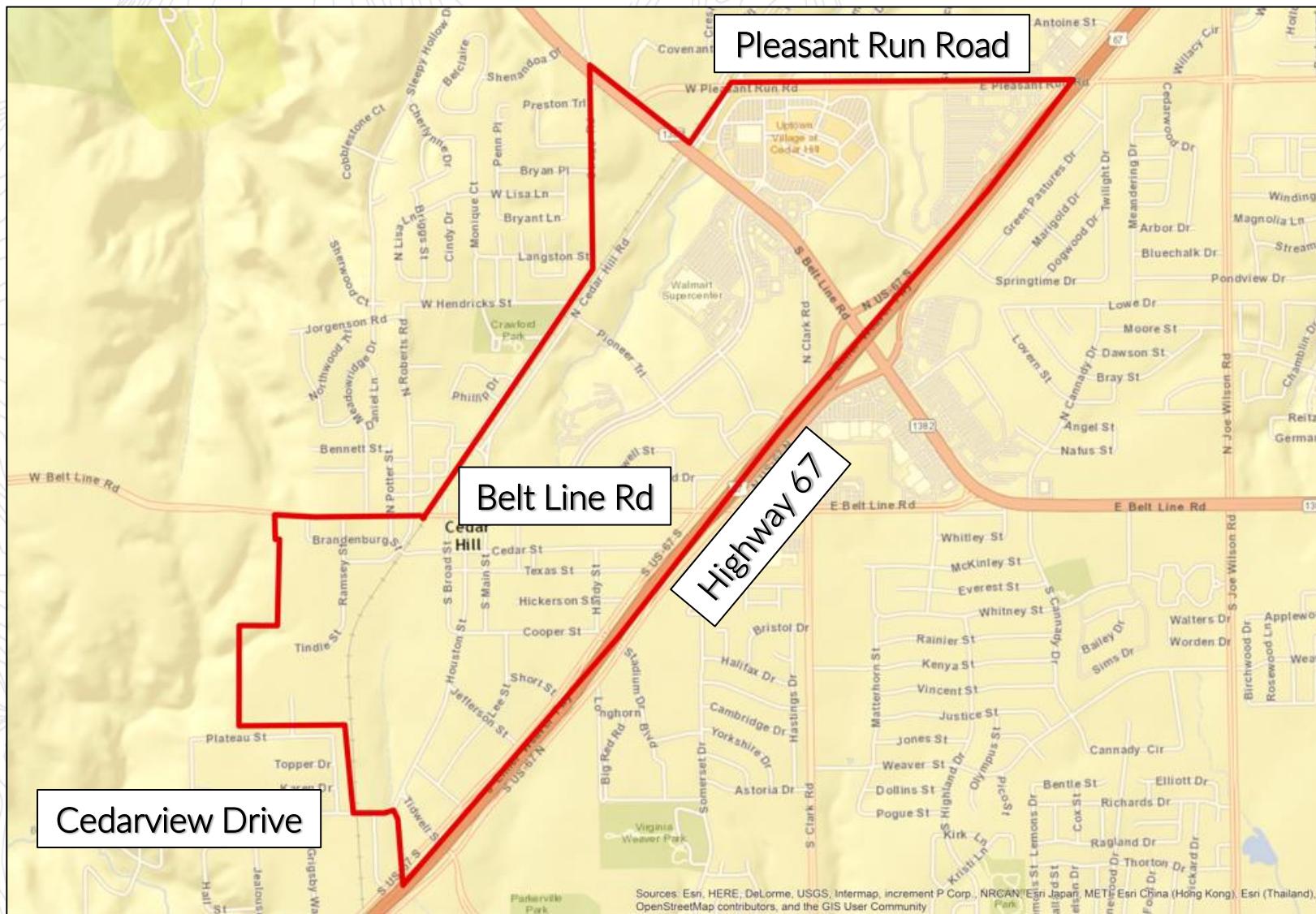
# Project and Financing Plan

**TIRZ #1**

**Cedar Hill, TX**

**JANUARY 10, 2023**

# TIRZ #1



**Cedar Hill - TIRZ #1**

**DAVID PETTIT**  
Economic Development

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, OpenStreetMap contributors, and the GIS User Community

# TIRZ #1 - Background

- City Council approved the Creation Ordinance to create TIRZ #1 on December 13, 2016
- Creation ordinance establishes five key elements:
  - Boundary;
  - Term;
  - TIRZ Board;
  - City Participation and
  - *Preliminary* Project and Financing Plan
- The Final Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance



# TIRZ #1 – Overview

- Established December 13, 2016
- 31 Year Term
- City of Cedar Hill participating at 75% of the City's portion of the incremental growth of ad valorem taxes within the zone
- The goal of TIF No.1 is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions
- No outstanding debt service obligations



# TIRZ #1 – Planning and Stakeholder Input

The City has engaged a planning consultant to help guide the future development for the area.



# TIRZ #1 – Planning and Stakeholder Input



DAVID PETTIT  
Economic Development

## Charrette Dry Run Themes

- Possible additional anchor of performing arts center
- Variety of housing types and scales
- Retail/restaurant options, with outdoor spaces
- Range of lodging ideas
- Variety of parking options
- Placement of possible transit stop
- Trail as a spine for development
- The southern end as an extension of downtown, and the area near Pioneer Trail building more directly from Library and Park



## Charrette Exercise



# PROJECTED DEVELOPMENT



DAVID PETTIT  
Economic Development



Catalyst Projects	
Projected Development/Redevelopment	
1	Hotel [Convention Center & Hotel]
2	Mixed-Use Commercial [Preston Trail]
3	Residential [Crawford]
4	Library/Signature Park
5	Urban Residential & Mixed-Use Commercial [Mihalopoulos 1]
6	Urban Residential & Mixed-Use Commercial [Bachireddy]
7	Hotel & Mixed-Use Commercial [EDC 1]
8	Mixed-Use Commercial [Big Box Redevelopment]
9	Mixed-Use Commercial & Residential [Lake]
10	Mixed-Use Commercial [EDC 2]
11	Hotel & Mixed-Use Commercial [Mihalopoulos 2]

Cedar Hill - TIRZ #1

# PROJECTED DEVELOPMENT



DAVID PETTIT  
Economic Development

Cedar Hill - TIRZ #1

Property Type	Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Hotel	2023		136	\$ 75,000	\$ 10,200,000	\$ -	\$ -
Mixed-Use Commercial	2023	10,000		\$ 125	\$ 1,250,000	\$ 100	\$ 1,000,000
Residential	2024		150	\$ 350,000	\$ 52,500,000	\$ -	\$ -
Urban Residential	2024		300	\$ 150,000	\$ 45,000,000	\$ -	\$ -
Mixed-Use Commercial	2024	5,000		\$ 125	\$ 625,000	\$ 100	\$ 500,000
Urban Residential	2026		300	\$ 150,000	\$ 45,000,000	\$ -	\$ -
Mixed-Use Commercial	2026	20,000		\$ 125	\$ 2,500,000	\$ 100	\$ 2,000,000
Mixed-Use Commercial	2026	20,000		\$ 125	\$ 2,500,000	\$ 100	\$ 2,000,000
Hotel	2024		150	\$ 75,000	\$ 11,250,000	\$ -	\$ -
Mixed-Use Commercial	2024	10,000		\$ 125	\$ 1,250,000	\$ 100	\$ 1,000,000
Mixed-Use Commercial	2023	120,000		\$ 55	\$ 6,600,000	\$ 100	\$ 12,000,000
Mixed-Use Commercial	2024	7,000		\$ 125	\$ 875,000	\$ 100	\$ 700,000
Mixed-Use Commercial	2024	15,000		\$ 125	\$ 1,875,000	\$ 100	\$ 1,500,000
Mixed-Use Commercial	2024	4,800		\$ 125	\$ 600,000	\$ 100	\$ 480,000
Residential	2024		26	\$ 200,000	\$ 5,200,000	\$ -	\$ -
Mixed-Use Commercial	2025	20,848		\$ 125	\$ 2,606,000	\$ 100	\$ 2,084,800
Residential	2030		100	\$ 350,000	\$ 35,000,000	\$ 100	\$ -
Hotel	2030		85	\$ 75,000	\$ 6,375,000	\$ -	\$ -
Mixed-Use Commercial	2030	10,000		\$ 125	\$ 1,250,000	\$ 100	\$ 1,000,000
<b>Total</b>				<b>\$ 232,456,000</b>	<b>\$ 24,264,800</b>		

# PARTICIPATION



DAVID PETTIT  
Economic Development

Cedar Hill - TIRZ #1

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Cedar Hill Real Property	\$119,534,683	\$90,529,659	\$29,005,024
City of Cedar Hill Sales	\$7,415,505	\$0	\$7,415,505
City of Cedar Hill HOT Tax	\$27,842,847	\$0	\$27,842,847
<b>Total City of Cedar Hill</b>	<b>\$154,793,035</b>	<b>\$90,529,659</b>	<b>\$64,263,376</b>
Cedar Hill ISD	\$216,550,510	\$0	\$216,550,510
Dallas County	\$41,459,619	\$9,631,399	\$31,828,220
Dallas County Community College	\$21,080,117	\$0	\$21,080,117
Parkland Hospital	\$42,888,132	\$0	\$42,888,132
Cedar Hill EDC	\$2,780,814	\$0	\$2,780,814
Cedar Hill CDC	\$3,707,752	\$0	\$3,707,752
Cedar Hill Crime Control	\$926,938	\$0	\$926,938
State of Texas Sales	\$46,346,904	\$0	\$46,346,904
State of Texas HOT Tax	\$23,865,297	\$0	\$23,865,297
<b>Total All Entities</b>	<b>\$554,399,121</b>	<b>\$100,161,058</b>	<b>\$454,238,062</b>

- City Cedar Hill contributes 75% of its real property increment.
- Dallas County could contribute 45% of its real property increment within the Zone, subject to a separate interlocal agreement.

# PROJECT COSTS



DAVID PETTIT  
Economic Development

<b>Proposed Project Costs</b>			
Water Facilities and Improvements	\$	15,024,159	15.0%
Sanitary Sewer Facilities and Improvements	\$	10,016,106	10.0%
Storm Water Facilities and Improvements	\$	10,016,106	10.0%
Street and Intersection Improvements	\$	32,552,344	32.5%
Open Space, Park and Recreation Facilities and Improvements	\$	10,016,106	10.0%
Economic Development Grants	\$	20,032,212	20.0%
Administrative Costs	\$	2,504,026	2.5%
	\$	<b>100,161,058</b>	<b>100.0%</b>

- The costs above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.
- Economic development grants shall be used to promote economic development and stimulate business and commercial activity.
- Individual TIRZ project cost allocations will be evaluated on a case by case basis and brought forward to the TIRZ board and City Council for consideration.

## NEXT STEPS

- January 10, 2023
  - TIRZ Board to consider recommending approval of the Project and Financing Plan
  - City Council to consider approval of the Project and Financing Plan, by ordinance



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF CEDAR HILL, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the City of Cedar Hill, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of a certain contiguous geographic area in the City, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

**WHEREAS**, on December 13, 2016, the City Council of the City of Cedar Hill, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2016-606 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Cedar Hill, Texas (the “Zone”); and

**WHEREAS**, as authorized by Section 311.011(e), and 311.008, of the Act, on January 10, 2023, the Board recommended that the Plan in Exhibit “A”, be approved by the City Council:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS:**

**Section 1. Findings.**

That the City Council hereby makes the following findings of fact:

- 1.1** The statements and facts set forth in the recitals of this Ordinance are true and correct.

- 1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
- 1.3 That the Plan is feasible and the project plan conforms to the City's master plan.

**Section 2. Approval of Plan.**

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

**Section 3. Savings Clause**

If any other Ordinance of the City of Cedar Hill heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

**Section 4. Severability.**

That if any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

**Section 5. Effective Date.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

**Section 6. Publication**

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED AND APPROVED ON this \_\_\_\_ day of January 2023.

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Stephen Mason, Mayor

ATTEST:

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City Secretary

APPROVED AS TO FORM:

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City Attorney