



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 12/13/2022

SUBJECT: **APPROVAL OF PARTICIPATION IN THE CITY OF MANSFIELD
TAX INCREMENT FINANCING REINVESTMENT ZONE #3 -
STARLIN RANCH**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve the attached Resolution and Participation Agreement providing for Tarrant County participation in the City of Mansfield Tax Increment Financing Reinvestment Zone Number 3 through the payment into the Zone's tax increment fund of certain tax revenues produced by the incremental real property values within the Zone as set forth in the attached Agreement.

BACKGROUND

The City of Mansfield has established a 121 acre TIRZ generally located north of Hanks Street, east of Audrey Lane, south of West Broad Street, and west of South Sixth Avenue. The TIRZ was established to create a dedicated financing mechanism for development, public infrastructure improvements, and create a catalyst for additional economic development. It is expected that development will raise the taxable value within the Zone from its \$11,283.00 base value to over \$543 million by the expiration of the Zone. Funding from TIRZ increments contributed by the City and County is projected to provide for over \$29 million in street and intersection improvements, utility and street lighting, drainage, water/sewer and other infrastructure and development improvements over the forty (40) year life of the Zone.

The City of Mansfield is contributing 50% of its incremental tax revenues from added property values within the zone, estimated to total \$45.1 million in city contributions over the life of the TIRZ. The City is requesting County participation through the contribution of 50% of its incremental real property taxes generated within the TIRZ beginning with Tax Year 2022 and through the first thirty (30) years of the Zone or until a maximum County contribution of \$5,247,157.00 has been reached. Hospital District participation is not requested.

The Criminal District Attorney's Office has approved this agreement as to form.

FISCAL IMPACT

The County's contribution to Mansfield TIRZ #3 at a rate of 50% of the increment generated over the life of the TIRZ is projected to be \$5,247,157.00. The County's contribution of its increment will begin with the 2022 tax year and continue until such time all project costs are paid, the above noted contribution amount is reached, or the TIRZ ends on December 31, 2052, whichever occurs first.

SUBMITTED BY:	Administrator's Office	PREPARED BY: APPROVED BY:	Maegan P. South
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