



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 10/17/2023

**SUBJECT: PRESENTATION REGARDING PARTICIPATION IN THE CITY OF
MANSFIELD TAX INCREMENT FINANCING REINVESTMENT
ZONE #4 – HARVEST POINT**

***** BRIEFING AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED:

It is requested that the Commissioners Court view and consider a presentation provided by representatives from the City of Mansfield regarding the establishment of and plans for the Mansfield Tax Increment Financing Reinvestment Zone (TIRZ) #4 - Harvest Point, and proposed County participation in funding of the TIRZ projects.

BACKGROUND:

The City of Mansfield has established a 359-acre TIRZ generally bounded by the City limits on the south, Heritage Parkway on the east and Hwy 360 on the west. This TIRZ is divided between Ellis County and Tarrant County, with the Tarrant County portion containing between 120 and 135 acres of land. 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 \$1,631,233 base value to over \$3 billion by the expiration of the Zone. Total project costs for the TIRZ is estimated at \$380,895,042 for 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.

Representatives from the City of Mansfield will present information to Commissioners Court regarding the TIRZ project and finance plans, and request County participation in funding of the TIRZ projects with a portion of its tax increment.

FISCAL IMPACT:

There is no fiscal impact associated with the presentation by the City of Mansfield.

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