



## **AGENDA**

### **Regular Meeting**

#### **BEE CAVE DEVELOPMENT BOARD**

**Tuesday, April 25, 2023**

**4:30 PM, City Hall**

**4000 Galleria Parkway**

**Bee Cave, Texas 78738-3104**

THE CITY OF BEE CAVE DEVELOPMENT BOARD MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT KAYLYNN HOLLOWAY AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

*A quorum of the Planning and Zoning Commission and/or City Council may be in attendance at the Meeting. No action will be taken by the Commission or Council.*

*A quorum of the Planning and Zoning Commission and/or City Council may be in attendance at this meeting. No action will be taken by the Commission or Board.*

1. Call meeting to order
2. Roll Call
3. Consider approval of the minutes of the Regular Session conducted on March 28, 2023.
4. Update and discussion on the formation of a 501c3 Community Development Organization.
5. Discuss and consider action regarding the City's Capital Improvement Plan, prioritization of current and future projects and the Development Board's 2022-2023 budget.
6. Discussion regarding future meeting times and dates.
7. Adjournment

**The Board may go into closed session at any time when permitted by**

**Chapters 418 or 551, Texas Government Code, or Section 321.3022 of the Texas Tax Code. Before going into closed session a quorum of the Board must be present, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.**

I certify that the above notice of meeting was posted at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas, on the 21st day of April, 2023 at 5:00 P.M. (Seal)



***Economic Development Board Meeting***

***4/25/2023***

***Agenda Item Transmittal***

**Agenda Item:** 3.

**Agenda Title:** Consider approval of the minutes of the Regular Session conducted on March 28, 2023.

**Board Action:** Approve

**Department:** City Secretary

**Staff Contact:** Kaylynn Holloway, City Secretary

**1. INTRODUCTION/PURPOSE**

**2. DESCRIPTION/JUSTIFICATION**

**a) Background**

**b) Issues and Analysis**

**3. FINANCIAL/BUDGET**

Amount Requested

Cert. Obligation

Other source

Addtl tracking info

Fund/Account No.

GO Funds

Grant title

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**ATTACHMENTS:**

Description

Type



MINUTES OF THE REGULAR MEETING OF THE  
BEE CAVE DEVELOPMENT BOARD  
CITY OF BEE CAVE  
March 28, 2023

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

**Present:**

Christian Alvarado, Vice President  
Christy Black, Director  
Kevin Hight, Director  
Tony Lockridge, Secretary  
Andrew Rebber, Director  
Victoria Winburne, Director

**Absent:**

Quinn Gormley, President

**City Staff:**

Clint Garza, City Manager  
Kaylynn Holloway, City Secretary  
Ryan Henry, City Attorney  
Lindsey Oskoui, Assistant City Manager  
Jenny Hoff, Communications Director  
Lanie Marcotte, Parks and Facilities Director  
Anna Jensen, Administrative Coordinator

**Call to Order and Announce a Quorum is Present**

With a quorum present, the regular meeting of the Bee Cave Development Board was called to order by Vice President Alvarado at 4:01 p.m. on Tuesday, March 28, 2023.

**Consider approval of the minutes of the Regular Session conducted on January 24, 2023.**

**MOTION:** A motion was made by Director Rebber, seconded by Director Hight, to approve the minutes of January 24, 2023.

The vote was taken on the motion with the following result:

Voting Aye:   Directors Alvarado, Black, Hight, Lockridge, Rebber and Winburne  
Voting Nay:   None  
Absent:       President Gormley

The motion carried 6-0.

**Discuss and consider action on a letter of engagement from the Law Offices of Ryan Henry, LLC to provide legal counsel for the Corporation.**

**MOTION:** A motion was made by Director Rebber, seconded by Director Winburne, to approve the letter of engagement from the Law Offices of Ryan Henry, LLC to provide legal counsel for the Corporation.

The vote was taken on the motion with the following result:

Voting Aye: Directors Alvarado, Black, Hight, Lockridge, Rebber and Winburne  
Voting Nay: None  
Absent: President Gormley

The motion carried 6-0.

**Discuss and consider action regarding Resolution No. BCDB 2023-01 for funding of the Magnolia Musical Theatre Group as part of an existing economic project.**

Andrew Cannata, Executive Director of the Magnolia Musical Theatre Group presented this item.

**MOTION:** A motion was made by Director Winburne, seconded by Director Rebber, to approve Resolution No. BCDB 2023-01 authorizing \$100,000 for funding of the Magnolia Musical Theatre Group as part of an existing economic project.

The vote was taken on the motion with the following result:

Voting Aye: Directors Alvarado, Black, Hight, Lockridge, Rebber and Winburne  
Voting Nay: None  
Absent: President Gormley

The motion carried 6-0.

**Discussion regarding future meeting times and dates.**

No action was taken on this item.

**Adjournment**

**MOTION:** A motion was made by Director Hight, seconded by Director Rebber, to adjourn.

The vote was taken on the motion with the following result:

Voting Aye: Directors Alvarado, Black, Hight, Lockridge, Rebber and Winburne

Voting Nay: None

Absent: President Gormley

The motion carried 6-0.

The Economic Development Board adjourned the meeting at 4:42 p.m.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary/Treasurer



## ***Economic Development Board Meeting***

***4/25/2023***

### ***Agenda Item Transmittal***

**Agenda Item:** 4.

**Agenda Title:** Update and discussion on the formation of a 501c3 Community Development Organization.

**Board Action:** Discussion

**Department:** Finance

**Staff Contact:** Administration

#### **1. INTRODUCTION/PURPOSE**

The purpose of this agenda item is to update and discuss with the Board members regarding the formation of a 501c3 Community Development Organization.

#### **2. DESCRIPTION/JUSTIFICATION**

##### **a) Background**

At your meeting this past January 24th, you discussed the possible formation of a Community Development Organization 501c3, with a mission to expand community and economic development in the City of Bee Cave. Once created, this organization could partner with staff in a similar manner to other "friends" organizations who support Park and Library functions respectively.

##### **b) Issues and Analysis**

We conducted research to determine and confirm the manner in which the Bee Cave Economic Development Board was created in 2003. As a result of our research, we discovered that upon receiving a certificate of incorporation from the Secretary of State (attached), a Federal Tax ID form was not filed with the IRS. This is understandable to a point given that the Corporation was in its infancy and had no employees.

We submitted paperwork and filed for a new Tax ID with the IRS. Once received, we requested confirmation of our filing status (attached) on March 8th. The IRS has confirmed the Corporation is exempt from federal income tax under IRC Section 501(c)(3).

To summarize, 4B economic development corporations have a charitable mission and provide a public service. They are exempt under IRC 501(c)(3), because although services may be provided directly to for profit businesses, the ultimate good received by the general public outweighs the private benefit.



### 3. FINANCIAL/BUDGET

Amount Requested  
Cert. Obligation  
Other source  
Addtl tracking info

Fund/Account No.  
GO Funds  
Grant title

### 4. TIMELINE CONSIDERATIONS

N/A

### 5. RECOMMENDATION

No recommendation or specific action is necessarily required.

#### ATTACHMENTS:

	Description	Type
<input type="checkbox"/>	IRS 501(c)(3) Exemption	Cover Memo
<input type="checkbox"/>	Secretary of State Incorporation Filing	Cover Memo



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

BEE CAVE DEVELOPMENT CORPORATION  
4000 GALLERIA PKWY  
BEE CAVE, TX 78738

Date:  
03/08/2023  
Employer ID number:  
92-2569612  
Person to contact:  
Name: Customer Service  
ID number: 31954  
Telephone: 877-829-5500  
Accounting period ending:  
September 30  
Public charity status:  
170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required:  
Yes  
Effective date of exemption:  
February 27, 2023  
Contribution deductibility:  
Yes  
Addendum applies:  
No  
DLN:  
26053460005023

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements



## Office of the Secretary of State

### CERTIFICATE OF INCORPORATION OF

Bee Cave Development Corporation  
Filing Number: 800200795

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/07/2003

Effective: 05/07/2003



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea  
Secretary of State



***Economic Development Board Meeting  
4/25/2023  
Agenda Item Transmittal***

**Agenda Item:** 5.

**Agenda Title:** Discuss and consider action regarding the City's Capital Improvement Plan, prioritization of current and future projects and the Development Board's 2022-2023 budget.

**Board Action:** Discuss and Consider Action

**Department:** City Manager

**Staff Contact:** Administration

**1. INTRODUCTION/PURPOSE**

The purpose of this agenda item is for the Bee Cave Development Board to discuss and consider action on the current budget for FY 2022-23, prioritization of current and future projects, and the Capital Improvements Plan.

**2. DESCRIPTION/JUSTIFICATION**

**a) Background**

The board has previously discussed prioritization of projects and those priorities were set during the annual budget process. President Gormley requested this item to revisit priorities and receive updates from staff on current projects.

Since budget adoption, City Council assigned a CIP subcommittee to work directly with staff and consultants on implementation of the CIP which may include requests to amend the CIP schedule based on market conditions and needs throughout the jurisdiction.

**b) Issues and Analysis**

During development of the CIP there were a number of public meetings regarding the plan in general as well as prioritization. For all previous discussions on the CIP see links below.

Board	Meeting Date	Transmittal Letter	Recording	Powerpoint
City Council	7/16/2021	<a href="#">Link</a>	<a href="#">Link</a>	<a href="#">Link</a>

City Council	(workshop) 8/26/2021	Link	recording not available	Link
City Council	(workshop) 10/26/2021	Link	Link (starts ~23:10)	Link
EDB	7/27/2021	Link to Agenda item 4	Link to agenda item 4 and 5 (starts at ~2:45p)	Link to Agenda Item 5
		Link to Agenda item 5		
EDB	8/31/2021	Link	Link(starts ~1:30)	Link

Staff and Project Management consultants will be present to discuss any specific requests of the board during the meeting.

### 3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

### 4. TIMELINE CONSIDERATIONS

### 5. RECOMMENDATION

#### ATTACHMENTS:

Description	Type
<input type="checkbox"/> CIP	Backup Material
<input type="checkbox"/> Budget	Backup Material



*City of Bee Cave*

# CAPITAL IMPROVEMENTS PLAN



FY 2021-22  
to  
FY 2025-26

*adopted October 26, 2021*



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Appendix A – Project Descriptions



# BACKGROUND & PURPOSE





# DEFINITION

## *cap•i•tal im•prove•ments plan*

*/ˈkæpəl/ /imˈproʊvmənts/ /plan/*

**noun:** A planning and fiscal management tool intended to chart a 5-10 year path for the implementation of the physical infrastructure associated with a City's Comprehensive and other long-range plans and goals.

# STATUTORY REQUIREMENT

## CITY OF BEE CAVE HOME RULE CHARTER



### SECTION 4.03: CITY MANAGER–SPECIFIC POWERS AND DUTIES

*The City Manager shall be responsible to the City Council for the proper administration of the affairs of the City and shall have the power and duty to:*

...

*(4) Prepare and submit to the City Council such Capital Improvement Plans as are necessary and appropriate and which identify future capital projects and equipment purchases, provide a planning schedule, and identifies options for financing the Plan. The Plan should rank projects in order of preference, justify such projects, and, to the extent feasible, include a timetable for the commencement, construction, and completion of projects. The Plan shall be reviewed, updated, and amended as required by the City Council during the budget preparation and adoption process.*

...



# SUMMARY OF PREPARATION



# OVERVIEW

*After years of informal discussion, preparation of the City's first Capital Improvements Plan began in earnest in Fall 2019, catalyzed by several factors, including, but not limited to:*

- the recent and imminent adoption of several key City plans and facilities studies that had infrastructure implications;*
- evolving demographics of the City and associated needs and expectations of citizens for services and amenities;*
- upcoming completion of debt service payments on existing debts and obligations; and*
- projected new developments.*

*The process and considerations are summarized on the following pages.*

# PREPARATION

## 1. ASSEMBLE TECHNICAL TEAM

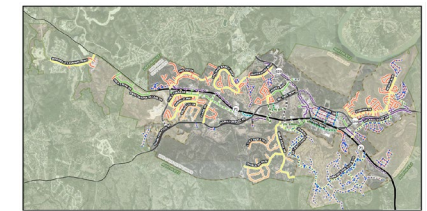
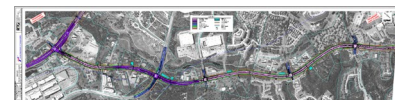
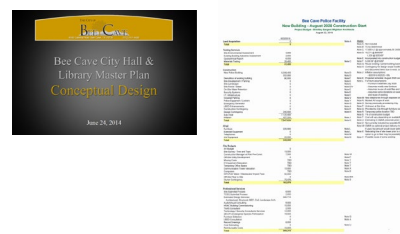
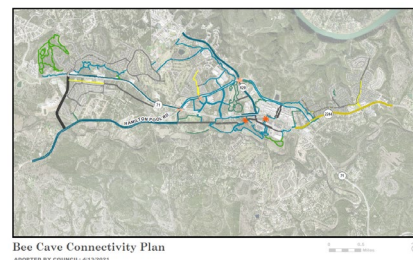
The technical team was composed of City staff and consultants, whose professional experience broadly includes the fields of planning; civil engineering; public works; buildings, facilities, and parks management; public administration; public accounting and finance; and municipal and bond law.

Bee Cave City Staff	Clint Garza	City Manager
	Lindsey Oskoui	Assistant City Manager
	Kevin Sawtelle	City Engineer
	Lanie Marcotte	Parks & Facilities Manager
	Megan Will	Dir. of Planning & Dev.
	Will Taylor	Graduate Engineer
	Jenn Scola	City Planner
	Brenda Galindo	Finance Manager
Bee Cave's Bond Counsel	Julie Houston	Orrick
Bee Cave's Financial Advisor	Chris Lane	SAMCO Capital
Bee Cave's City Attorney	Megan Santee	Denton Navarro

## 2. REVIEW CITY PLANS AND COMMITMENTS

**Including, but not limited to:**

- Bee Cave 2037 Comprehensive Plan
- Bee Cave Thoroughfare Plan
- Bee Cave Connectivity Plan
- Bee Cave Central Park Master Plan
- Policy Department, Library, and City Hall Facilities Needs Analyses
- TXDOT RR 620 widening project
- Travis County-City of Bee Cave Interlocal Agreement re Great Divide Dr Low Water Crossing
- various Traffic Impact Analyses
- CAMPO 2045 Transportation Plan
- Travis County Land Water & Transportation Plan





# PREPARATION

## 3. ASSEMBLE LIST OF POTENTIAL PROJECTS

Based on the goals, objectives, policies, and commitments identified in Step 2, the technical team prepared and evaluated a list of potential projects.

## 4. ESTIMATE PROJECT COSTS

Project costs estimates were based on a variety of sources including:

- Internal experience estimating infrastructure construction costs;
- Recent City project bid responses;
- Cost estimates prepared for the City as part of facilities and needs analyses;
- Consultation with contractors and construction consultants in the region; and
- Data publicly available on regional construction costs.

A contingency as well as an inflation factor was applied to most projects.

## 5. SORT & PRIORITIZE PROJECTS

The team created and applied an evaluation matrix to frame the discussion on needs and prioritization. In addition to loosely applying a quantified ranking, the team weighed interdependence among projects and the “domino effect” certain groupings had on one another.

Max Points	Factors	Points	Grading Instructions
5 Capital Costs			
5	These represent the annual total costs, including future year capital costs. In other words, less expensive projects score higher and more expensive projects score lower.	a) Lower future capital costs	5 Select a value between a and b. (i.e. -5 to 5) -5 indicates HIGH capital costs. 5 indicates LOW capital costs.
		b) High future capital costs	-5
15 Annual Costs			
15	The expected change in operation and maintenance costs. Operating departments provide year-by-year estimates of the additional costs or reductions likely in the operating budget because of the new project. Also to be considered is changes in revenues, which may be affected by a project, for example, the loss of property taxes incurred when private land is used for a capital project.	a) Lower operating costs	5 Select a value between a and b (i.e. -5 to 5). AND select a value between c and d (i.e. -5 and 5).
		b) Higher operating costs	-5
		c) Higher source of revenues	5 AND for e, select a value between 0 and 5, with zero indicating no impact.
		d) Lower source of revenues	-5
		e) Increases in productivity or opportunity	5
8 Health and Safety Effects			
4	This criterion includes health-related environmental impacts like reductions/increases in traffic accidents, injuries, deaths, sickness due to poor water quality, health hazards due to sewer problems, etc.	a) Increase public health	4 Select between 0 and 4 points for a.
		b) Increase public safety	4 Select between 0 and 4 points for b.
16 Environmental, Aesthetic, and Social Effects			
4	A catch-all criterion for other significant quality-of-life related impacts, this includes community appearance, noise, air and water pollution effects, households displaced, damage to home, effect on commuters, changes in recreational opportunities, etc.	a) Improve environmental protection effort (clean air, land and water)	4 Select between 0 and 4 points for a, b, c, and d. A value of zero indicates no impact.
		b) Improve quality of life for residents (i.e. noise, light pollution)	4
		c) Improves community appearance	4
		d) Improves recreational/cultural opportunities	4
15 Feasibility of Implementation			
15	This element is a measure of (a) special implementation problems (e.g., physical or engineering restraints) and (b) compatibility with the general direction of the City.	a) Feasibility of implementation is manageable	15 Select a value between a and b (i.e. -5 to 15).
		b) Feasibility of implementation presents a major or multiple implementation challenges	-5
16 Implication of Deferring			
5	Deferring capital projects is tempting for hard-pressed governments, but an estimate of the possible effects, such as higher future costs and inconvenience to the public, provides valuable guidance in proposal assessment.	a) Deferral of the capital project will significantly increase the cost of the project	5 Select a value between 0 and 5 for a and b and 0 and 6 for c. A value of 0 indicates no impact.
		b) Deferral of the capital project will significantly increase the inconvenience to the public of not completing the project	5
		c) Deferral of the project impacts the feasibility of completing one or more other Capital Projects	6
2 Effect on Interjurisdictional Relationships			
1	Possible beneficial/adverse effects on relationships with other jurisdictions or quasi-governmental agencies in the area constitute this criterion. Such effects are likely to require special regional coordination and could impair the proposal's attractiveness.	a) Interjurisdictional benefit will be achieved	1 If applicable, select one or more of a-c.
		b) Interjurisdictional project that has the support of another community or agency	1 If none are applicable, enter a value of zero for each.
		c) Interjurisdictional project that will need to obtain approval from another community or agency	-1
15 City Critical Objective			
8	If a capital project directly addresses a City critical objective, the relative attractiveness of that project increases.	a) Identified in or supported by goals/objectives in Comprehensive Plan or other study	8 If applicable, select one or more of a-c.
		b) Specific request of the City Council	6
		c) Consistent with annual work plan described in operating budget	3 If none are applicable, enter a value of zero for each.
8 Significant Investment in Previous Years.			
8	Has the City made a significant investment in this programmatic area within the last five years?	a) Significant investment made by the City in the last five years	8 Select a value between a and b. (i.e. 0 to 8). A value of 0 indicates no investment.
		b) No investment	0

# PREPARATION

## 6. EVALUATE CITY'S FINANCIAL POSITION

While Steps 3, 4, and 5 were underway, the technical team also performed an evaluation of the City's and the Economic Development Corporation's (EDC) financial positions, as well as other funding sources that may be available for particular CIP projects.

### CITY GENERAL FUND

*The City General Fund is predominantly funded by sales tax, which accounts for approximately two thirds of total revenues. For comparison, property tax accounts for only 3.5 percent of total revenues*

### City Debt/Obligation Drop-Off

The City has four active debt service payments and two active payments related to [Chapter 380 Economic Development Agreements](#). The terms for all of these debts and obligations end during the period of this Capital Improvements Plan.

### Hotel Occupancy Tax

The collection and expenditures of this fund is governed by [Texas Tax Code Statute 351](#). Broadly, this revenue may be used on projects and activities that promote tourism and the convention and hotel industry.

### Beautification Fund

In 1999 via Ordinance 99-08-11-A, this fund was established for the purposes of purchasing, planting, and maintaining trees and plants, and implementing other beautification projects. It has historically been funded through developer contributions related to tree mitigation.

### EDC GENERAL FUND

*The EDC, [4B corporation](#), is funded by a portion of the sales tax collected by the City. It may spend funds on projects related to creation or retention of jobs; transportation; recreational and community facilities; and affordable housing, among other things.*

### EDC Debt Drop-Off

The EDC has one active debt service payment, which will end in Fiscal Year 2022-23.

### OTHER POTENTIAL FUNDING SOURCES

Grants

Developer Obligations

Private Donations

Cost-sharing

State & Federal Assistance

Sale of Property

# PREPARATION

## ADDITIONAL DETAIL ON FUNDING SOURCES CITY-RELATED

### City General Fund Balance

In the preparation of the CIP, the City maintained a guiding principle in its decision making on funding sources to severely limit use of its General Fund and “unassigned fund balance.” **As such, absolutely no increase to the property tax rate is contemplated, nor is any adjustment to the City’s cautious financial risk management strategy, which includes a 9-month operating expense reserve policy and a Sales Tax Reserve Fund.**

### Debt and Obligation Drop-off

The City has issued one General Obligation Bond and two Tax Notes for which the debt service will end within the timeframe of the CIP. Debt service for the only additional debt obligation will sunset two years after the timeframe of this CIP, but within the projected payment period of any new debt the City plans to undertake.

In addition, each year since FY 06-07 and FY 07-08 the City has paid the Shops at the Galleria and Hill Country Galleria, respectively, a portion of sales tax collected from those centers pursuant to their Chapter 380 Economic Development Agreements. The payments due under the terms of both of these Agreements will also conclude during the timeframe of the CIP.

Starting as early as the first year of the CIP, this cumulative ‘debt drop-off’ will have an appreciable impact on the City’s capacity to take on new debt that has no tangible impact on continuing to fund the remainder of the City’s annual budget. Additionally, for purposes of minimizing risk exposure, the CIP funding strategy was constructed on the unrealistic premise that the City’s sales tax would experience zero percent growth—for perspective, in the five fiscal years prior to COVID, sales tax increased an average of 4.13% per year. Had this trendline continued through FY 20-21, our annual, non-qualified revenue from sales tax\* would have been approximately \$8,650,000. Instead, in FY 20-21, the City’s sales tax revenue was approximately \$9,484,000— \$834,000 above historical growth trends.

	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	+ \$707,000	+ \$ 2,058,000	+ \$ 2,622,000	+ \$ 3,539,000	+ \$ 3,539,000
<b>Debt Drop-Off</b>	\$ 7,000	\$ 758,000	\$ 1,122,000	\$ 2,039,000	\$ 2,039,000
2015 - BCP			\$ 364,000	\$ 364,000	\$ 364,000
2015 - Skaggs	\$ 2,000	\$ 753,000	\$ 753,000	\$ 753,000	\$ 753,000
2017 - Brown	\$ 5,000	\$ 5,000	\$ 5,000	\$ 922,000	\$ 922,000
2020 - Revival					
<b>380 Payment Drop-Off</b>	\$ 700,000	\$ 1,300,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Hill Country Galleria	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
Shops at the Galleria	\$ -	\$ 600,000	\$ 800,000	\$ 800,000	\$ 800,000

#### NOTES

<sup>1</sup> In FY 20-21, the City collected a total of \$12,500,000 in sales tax revenue, but a portion is, by statute, only available for Road Maintenance and the Economic Development Corporation.

### DEBT DROP OFF

Summary





# PREPARATION

## ADDITIONAL DETAIL ON FUNDING SOURCES

### CITY-RELATED

#### **Hotel Occupancy Tax Fund**

*As of the adoption of the CIP, there are two hotels that prompt contributions to this fund, which has a balance of approximately \$2,037,000. There are two hotels in the development pipeline, at least one of which is anticipated to come online within the timeframe of this CIP. Based on historic and projected expenditures and revenues (adjusting for impacts related to COVID), and conservative assumptions about additional revenue generated by new hotel(s) beginning in the last two years of the CIP, this fund, after deducting for routine administrative expenses, is projected to have approximately \$4,000,000 to \$4,500,000 available to contribute toward Capital Improvement projects that promote tourism and the convention and hotel industry.*

#### **Beautification Fund**

*As of the adoption of the CIP, this fund has a balance of approximately \$210,000 available to be spent on Capital Improvements Plan projects that provide enhanced landscaping and/or beautify the City. This fund is projected to grow 0% over the timeframe of this CIP.*

#### **Traffic Impact Analyses (TIA)**

*As of the adoption of the CIP, this fund is projected to accrue between \$2,000,000 to \$3,000,000 from development projects in the pipeline. This estimate is based only on projects that already have one or more development permits or approvals and have approved TIAs that estimates their pro rata share contribution. It does not rely on potential or projected TIA contributions from unknown projects that may be forthcoming in the timeframe of this CIP on additional, undeveloped property.*

# PREPARATION

## ADDITIONAL DETAIL ON FUNDING SOURCES

### ECONOMIC DEVELOPMENT CORPORATION-RELATED

#### EDC General Fund Balance

As of the adoption of this CIP, the EDC's General Fund balance was approximately \$8,200,000; this includes \$2,500,000 earmarked for the Corporation's prior commitment to contribute to TXDOT's RR 620 expansion, the timeframe for construction of which is, at this point, unknown. At their July 27, 2021 CIP workshop, the Board gave 1) their support to being a funding source for the City's CIP, including issuance of new debt service, and 2) policy direction that they wished their annual contribution to be of an amount that draws from reserve funds, in addition to an amount off-set by debt-drop off, summarized below.

Local Government Code Sec. 505.152 and the ballot language that established the EDC, [excerpted to the right](#), establish the scope of projects on which the Corporation can spend funds.

SECTION 5: Proposition. At the Election there shall be submitted to the resident, qualified electors of the Village the following proposition (the "Proposition"):

"The adoption of a Section 4B sales and use tax at the rate of one-fourth of one percent to undertake projects as described in Section 4B of Article 5190.6, including but not limited to projects for the promotion of learning centers, including but not limited to library facilities, public parks, park facilities and events, open space improvements, municipal buildings, educational facilities, including but not limited to library facilities, and facilities for use by institutions of higher education, research and development facilities, public safety facilities, streets and roads, drainage, and related improvements, auditoriums, projects related to entertainment, and exhibition facilities, amphitheaters, concert halls, and museums, and related stores, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, recycling facilities, and projects to promote job creation and retention, job training facilities, and, demolition of existing structures, and general improvements that are municipally owned, development and expansion of affordable housing, water supply facilities, water conservation programs, and targeted infrastructure and any other improvements or facilities that are related to any of the above projects and any other project that the board determines will promote new or expanded business enterprises, and the maintenance and operations expenses for any of the above described projects."

#### Debt Drop-off

The EDC has one existing debt service payment, which equals about \$625,000 annually. The EDC will make their last payment on this 2012 Sales Tax Refunding Bond in FY 21-22.

FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
+ \$0	+ \$ 625,000	+ \$ 625,000	+ \$ 625,000	+ \$ 625,000

#### DEBT DROP OFF

Summary

$5_{yr} \bar{x}$  \$ 498,800  
 $15_{yr} \bar{x}$  \$ 623,143

# PREPARATION

## SUMMARY OF PRELIMINARY ANALYSIS OF FINANCING OPTIONS

### AVAILABLE OPTIONS

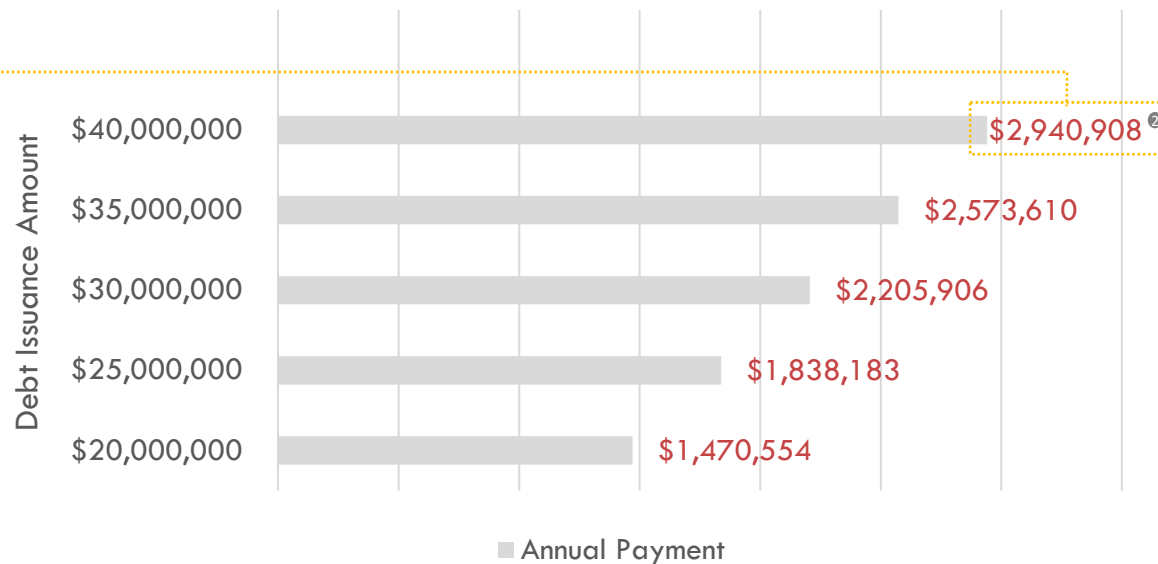
1. GENERAL OBLIGATION BONDS
2. CERTIFICATES OF OBLIGATION
3. TAX NOTES

As summarized on the preceding pages, the City and the EDC will, over the timeframe of this CIP, both have an influx of revenue as a result of completion of payments of debt service and Chapter 380 Agreements. The annual average of this revenue influx is:

	OVER 5 YR CIP	OVER 15 YRS (approximate lifespan of new debt service)
CITY	\$ 2,493,000	\$ 3,361,993
EDC	\$ 498,800	\$ 623,143
TOTAL	\$ 2,991,800	\$ 3,943,533

Based on prevailing interest rates at the time of adoption of this CIP, this revenue influx equates to the City and EDC being able to **issue approximately \$40,000,000 in new debt<sup>1</sup> without impacting the remainder of their respective budgets, without raising property taxes, without making any assumptions about growth in sales tax revenues, without changing any of the City's cautious financial risk management policies, and without borrowing from the City's 'savings' or reserves.**

### Annual Debt Service Payment



### ASSUMPTIONS

2% interest | 15 years payment schedule | funds able to be used within 3 years

callable

deferred payments

City-EDB coordination of debt issuance

#### NOTES

<sup>1</sup> Jointly. Based on 15-16 year payback period.

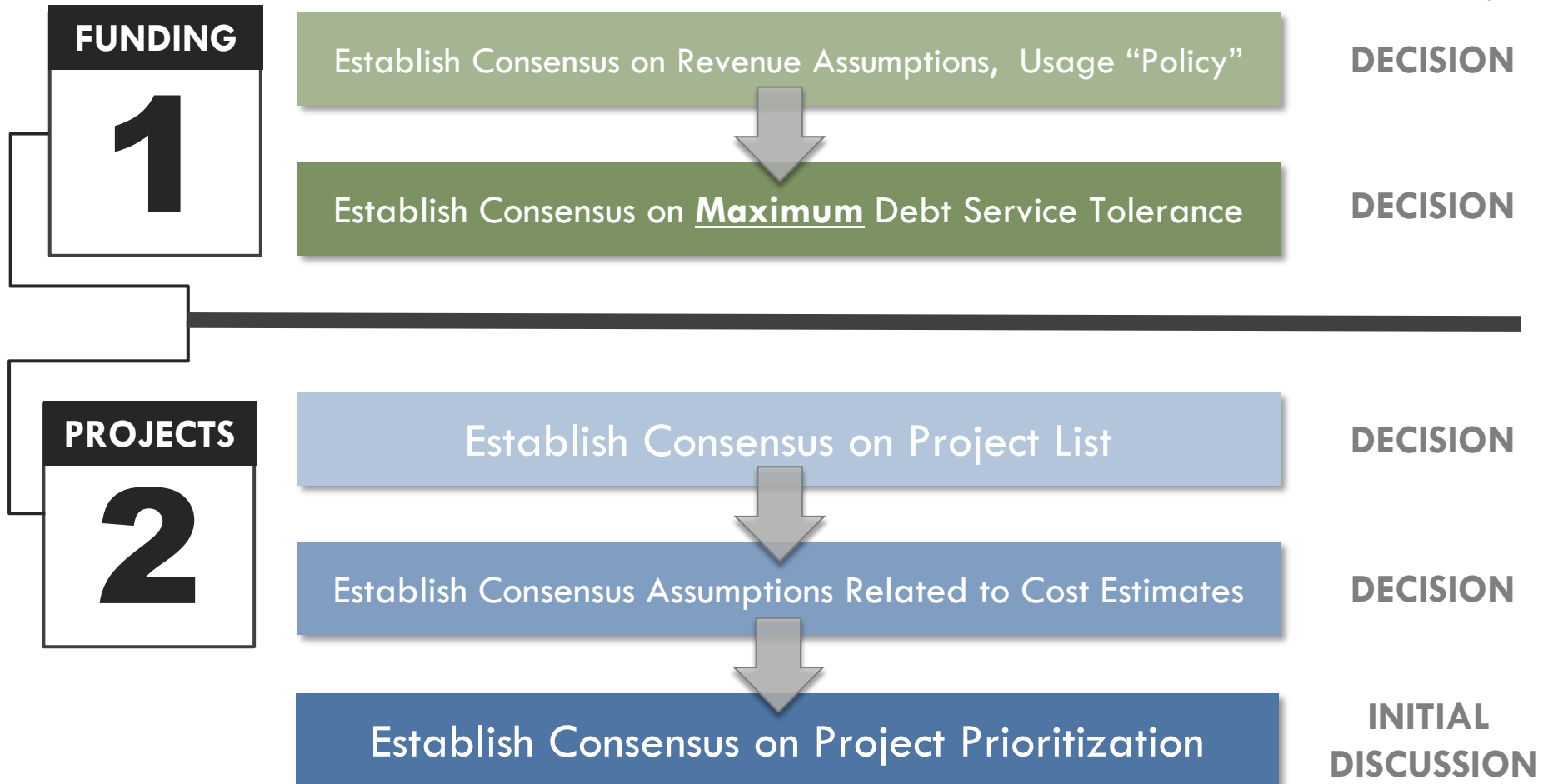
<sup>2</sup> Annual payment incorporates interest at approximately 2%.

# COUNCIL ANALYSIS

— JULY 16, 2021 —

City Council held their first workshop to discuss the list of potential Capital Improvements Plan projects and potential funding mechanisms.

Goal for 7/16



# COUNCIL ANALYSIS

— JULY 16, 2021 —

City Council held their first workshop to discuss the list of potential Capital Improvements Plan projects and potential funding mechanisms.

Goal for 7/16

## FUNDING

1

Establish Consensus on Revenue Assumptions, Usage “Policy”

DECISION



Establish Consensus on Maximum Debt Service Tolerance

DECISION

### SUMMARY OF DISCUSSION

- High degree of comfort issuing debt. Use as primary funding source.
- Partner with EDC, which expressed high degree of comfort issuing more debt than current debt payments.
- Generally balance City debt issuance with City debt drop-off
- Limit use of City General Fund/Reserve Fund
- Use HOT, Beautification, TIA as appropriate and available.
- Certain projects are of a priority level that require guaranteed funding, i.e. not TIA or “other” (donations/grants/developer contribution)

# COUNCIL ANALYSIS

— JULY 16, 2021 —

City Council held their first workshop to discuss the list of potential Capital Improvements Plan projects and potential funding mechanisms.

Goal for 7/16

## PROJECTS

2

Establish Consensus on Project List

**DECISION**

Establish Consensus Assumptions Related to Cost Estimates

**DECISION**

Establish Consensus on Project Prioritization

**INITIAL  
DISCUSSION**

### SUMMARY OF DISCUSSION

- Add Willie Way construction as a high priority project.
- Retain all projects but Vail Divide Turn Lane, which may require further evaluation for appropriateness given new school traffic patterns.
- Some projects may need to be implemented outside of original five-year framework, but should be kept on list.
- Use experience-based, but conservative approach to project cost estimate methodology, including, where appropriate, a 10% contingency and fees for project management.

# COUNCIL ANALYSIS

— A U G U S T 26, 2021 —

City Council held their second workshop to continue discussion of the draft Capital Improvements Plan. During the meeting, Council:

- **Affirmed goals and priorities established in the first workshop.**
- **Received an update on feedback from the Economic Development Board, a proposed partner in funding the CIP, and conversations staff had with the West-Travis County Public Utility Agency and City consultants and advisors.**
- **Reviewed and affirmed refined project cost estimates.**
- **Reviewed and affirmed the proposed project list and framework for implementation.**
- **Did not make any modifications to the material presented.**
- **Directed staff to prepare the content presented in a format suitable for adoption in the subsequent 30-45 days.**

# COUNCIL ADOPTION

— OCTOBER 26, 2021 —

City Council the City's FY 21/22 to FY 25/26 Capital Improvements Plan:

Mayor	Kara King
Mayor Pro Tem	Andrew Clark
Council Member	Kevin Hight
Council Member	Courtney Hohl
Council Member	Andrea Willott





# PROJECTS



# SUMMARY OF PROJECTS

## ROADS

	RI	INTERSECTION IMPROVEMENTS
	TL	TURN LANE
	TS	TRAFFIC SIGNAL
	RW	ROAD WIDENING
	RE	ROAD EXTENSION
	MPB	MULTI-PURPOSE BRIDGE
	RB	ROADWAY BEAUTIFICATION

\$18,985,000

18

### Sources

- Comprehensive Plan
- Thoroughfare Plan
- Traffic Impact Analyses
- Interlocal Agreements
- TXDOT

## PEDESTRIAN

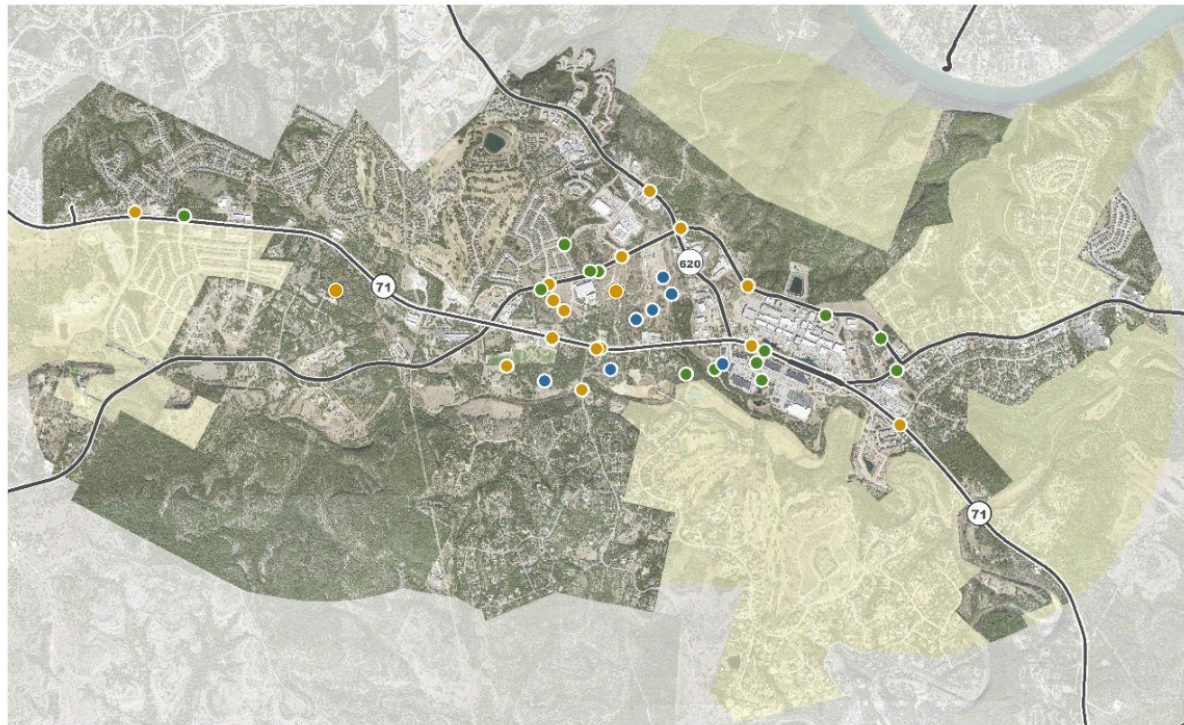
	SUP	SPECIAL USE PATH
	PB	PEDESTRIAN BRIDGE
	SW	SIDEWALK
	PG	PARK GENERAL

\$11,445,000

14

### Sources

- Comprehensive Plan
- Connectivity Plan



## FAILICTIES

	PD	POLICE STATION
	BCCP	BEE CAVE CENTRAL PARK
	BR	BROWN PROPERTY
	CH	CITY HALL RELOCATION
	LIB	LIBRARY RELOCATION
	PA	PROPERTY ACQUISITION

\$73,555,000

10

### Sources

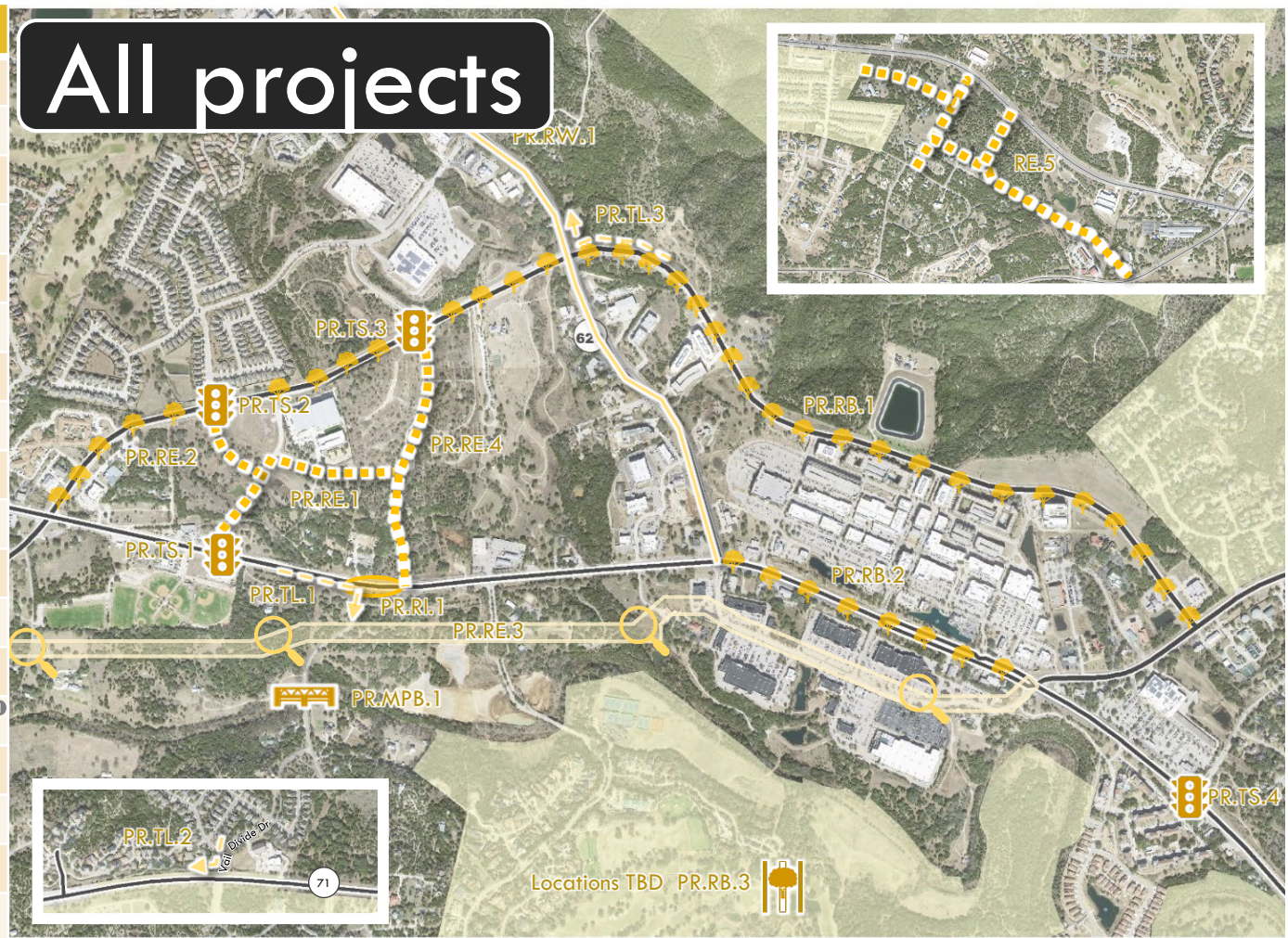
- Comprehensive Plan
- Connectivity Plan
- Central Park Master Plan
- Police Department and Library Needs Analyses
- Council discussions related to Brown Property

The projects are organized in three broad categories: public roads; pedestrian projects and associated parklets; and buildings and facilities, which encompasses major City properties and potential future land acquisitions. The total dollar figure in each category represents projected project cost, excluding interest.



# PUBLIC ROAD PROJECTS

COST EST		
RI.1	GDD/71 Inters Improvements	\$ 140,000
TL.1	GDD/71 right turn lane	\$ 120,000
TL.2	Vail Divide/71 right turn lane	\$ 115,000
TL.3	BCP/620 right turn lane	\$ 1,300,000
TS.1	Skaggs/SH 71 signal	\$ 460,000
TS.2	Tordera Blvd/BCP signal	\$ 390,000
TS.3	Willie Way/BCP signal	\$ 350,000
TS.4	Uplands/SH 71 signal	\$ 460,000
RW.1	RR 620 Road Widening	\$ 5,000,000
RE.1	Skaggs Pkwy/Street A Ext.	\$ 890,000
RE.2	Tordera Blvd Extension	\$ 525,000
RE.3	Hamilton Pool Ext-study ONLY	\$ 120,000
RE.4	Willie Way Extension	\$ 5,540,000
RE.5	71/HPR Nbr'hood Collector Ph 1	\$ TBD <sup>1</sup>
MPB.1	GDD Bridge	\$ 2,800,000
RB.1	BCP Median Beautification	\$ 440,000
RB.2	71 Median Beautification	\$ 175,000
RB.3	City-wide Ident Signage	\$ 300,000



## NOTES

<sup>1</sup> Based on this segment being on the Throughfare Plan and the degree of development interest in the area, it is expected that this project will need to be built within the timeframe of this CIP and may need to be at least partially funded by the City. However, the scope, funding sources, and timing are still TBD.



RI INTERSECTION IMPROVEMENTS



TL TURN LANE



TS TRAFFIC SIGNAL



RW ROAD WIDENING



RE ROAD EXTENSION



MPB MULTI-PURPOSE BRIDGE



RB ROADWAY BEAUTIFICATION

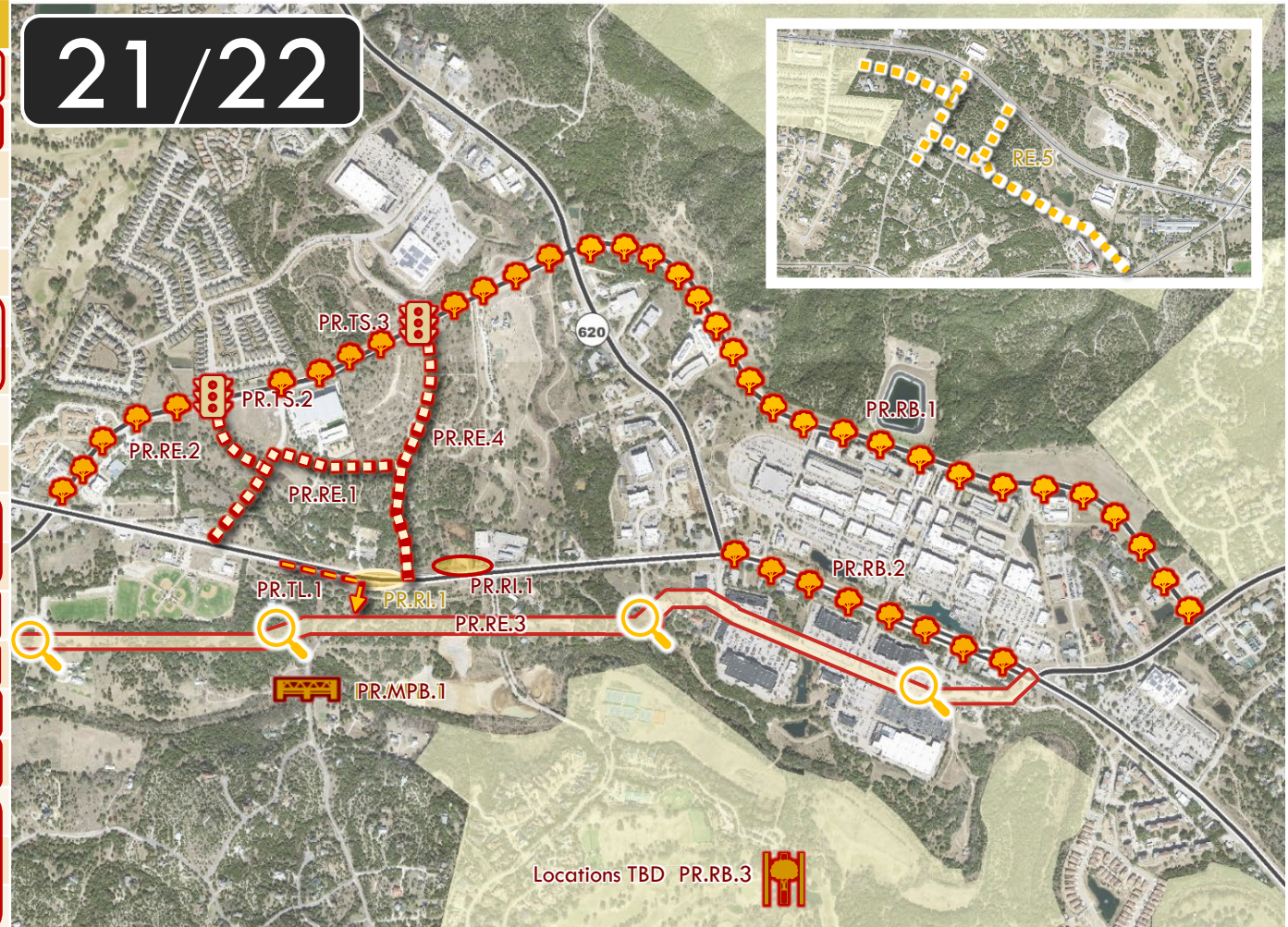


# PUBLIC ROAD PROJECTS

21/22

F  
E  
  
A  
A  
  
A  
A  
G  
A  
C  
D  
B  
B  
B

RI.1	GDD/71 Inters Improvements	DESIGN
TL.1	GDD/71 right turn lane	CONSTRUCT
TL.2	Vail Divide/71 right turn lane	
TL.3	BCP/620 right turn lane	
TS.1	Skaggs/SH 71 signal	
TS.2	Tordera Blvd/BCP signal	DESIGN
TS.3	Willie Way/BCP signal	DESIGN
TS.4	Uplands/SH 71 signal	
RW.1	RR 620 Road Widening	
RE.1	Skaggs Pkwy/ Street A Ext.	DESIGN
RE.2	Tordera Blvd Extension	DESIGN
RE.3	Hamilton Pool Ext-study ONLY	STUDY
RE.4	Willie Way Extension	DESIGN
RE.5	71/HPR Nbr'hood Collector Ph 1	DESIGN
MPB.1	GDD Bridge	DESIGN
RB.1	BCP Median Beautification	DESIGN
RB.2	71 Median Beautification	DESIGN
RB.3	City-wide Ident Signage	DESIGN



## TOWN CENTER ROADS & SIGNALS

- Funding:** Staff, General Fund, TIA (PR.TS.3)
- Timing Factors:**
  - Development of Skaggs tract (workforce housing), Backyard
  - Central Park infrastructure construction
  - Partial alternative to RR 620 when under construction.

DESIGN

## MEDIAN BEAUTIFICATION

- Funding:** General Fund
- Timing Factors:**
  - Set up for grant acquisition
  - Backyard PID
  - Related to City ident. signage proj.

DESIGN

## 71/HPR N'HOOD COLLECTOR

- Funding:** General Fund
- Timing Factors:**
  - High development pressure in area
  - Coincides with HPR study

DESIGN

## GREAT DIVIDE DR (GDD) BRIDGE

- Funding:** General Fund
- Timing Factors:**
  - MOU with Travis County
  - Brown Master Plan

DESIGN

## GDD TURN LANE

- Funding:** TIA
- Timing Factors:**
  - In-house design/coord w/TXDOT
  - Coincides with VOSO construction

DESIGN

## GDD INNOVATIVE INTERSECTION

- Funding:** Staff/TXDOT
- Timing Factors:**
  - General safety
  - Village of Spanish Oaks
  - Willie Way (left NB turns)

DESIGN

## HPR EXTENSION STUDY

- Funding:** General Fund
- Timing Factors:**
  - Brown Master Plan
  - Village at Spanish Oaks Parcel A
  - Skaggs/71 Signal

ANALYSIS



# PUBLIC ROAD PROJECTS

22/23

E

RI.1	GDD/71 Inters Improvements	
TL.1	GDD/71 right turn lane	
TL.2	Vail Divide/71 right turn lane	
TL.3	BCP/620 right turn lane	DESIGN
TS.1	Skaggs/SH 71 signal	

A

TS.2	Tordera Blvd/BCP signal	CONSTRUCT
TS.3	Willie Way/BCP signal	CONSTRUCT

A

TS.4	Uplands/SH 71 signal	
RW.1	RR 620 Road Widening	

A

RE.1	Skaggs Pkwy/Street A Ext.	CONSTRUCT
RE.2	Tordera Blvd Extension	CONSTRUCT

A

RE.3	Hamilton Pool Ext-study ONLY	
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A

RE.4	Willie Way Extension	CONSTRUCT
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C

RE.5	71/HPR Nbr'hood Collector Ph 1	CONSTRUCT
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B

MPB.1	GDD Bridge	CONSTRUCT
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B

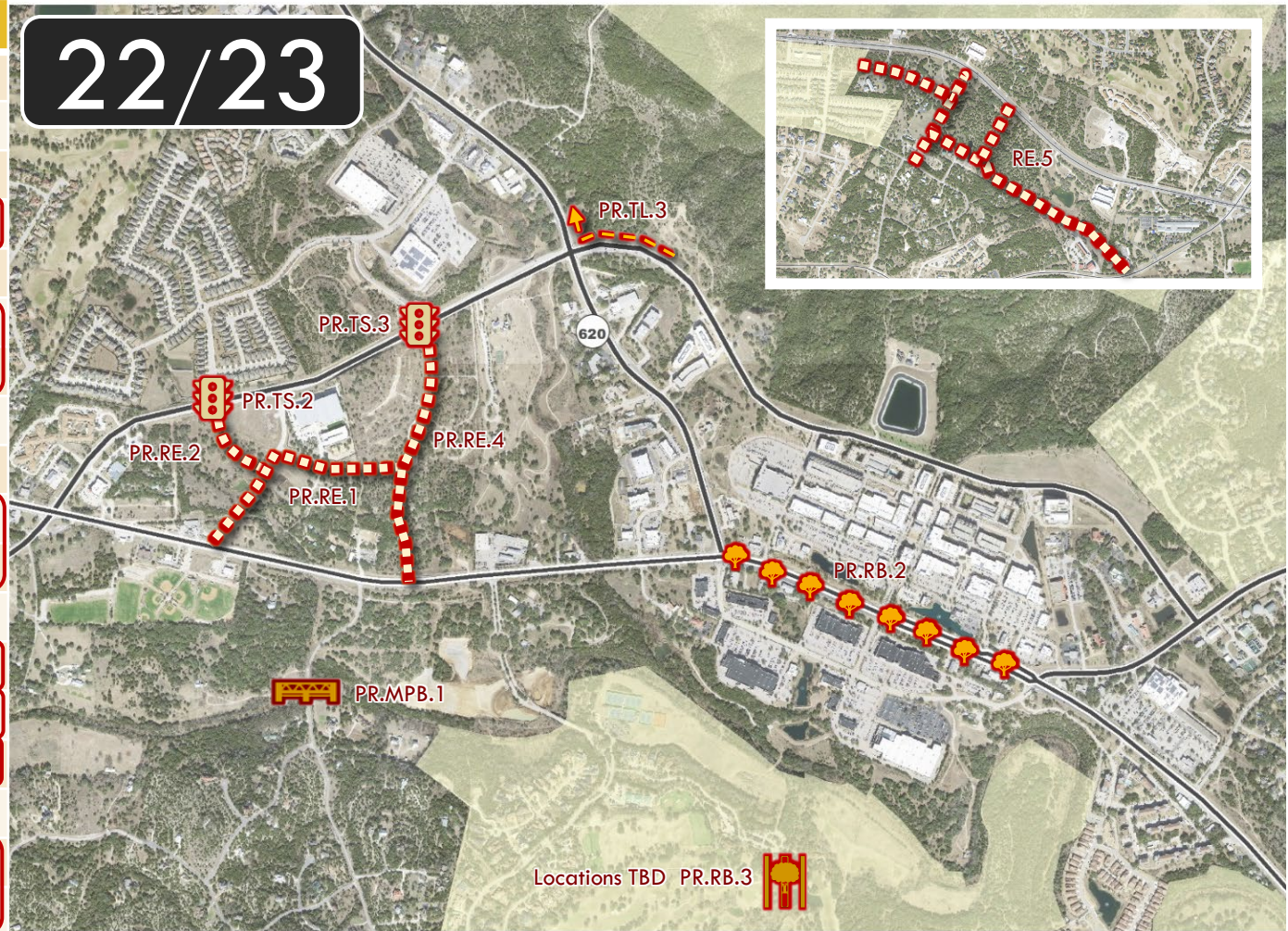
RB.1	BCP Median Beautification	
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D

RB.2	71 Median Beautification	CONSTRUCT
------	--------------------------	-----------

D

RB.3	City-wide Ident Signage	CONSTRUCT
------	-------------------------	-----------



22

## TOWN CENTER ROADS & SIGNALS

- Funding:** TIA, EDC Bond 1, Developer contribution/PID
- Timing Factors: \*BOND\***
  - Skaggs tract future use (workforce housing)
  - Backyard construction
  - Central Park infrastructure construction
  - Partial alternative to RR 620 when under construction.

CONSTRUCTION

## GREAT DIVIDE DRIVE BRIDGE

- Funding:** City Bond 1
- Timing Factors: \*BOND\***
  - MOU with Travis County
  - Brown Master Plan

CONSTRUCT

## 71/HPR NEIGHBORHOOD COLLECTOR

- Funding:** City Bond 1
- Timing Factors: \*BOND\***
  - High development pressure in area
  - Coincides with HPR study

CONSTRUCT

## 71 MEDIAN BEAUTIFICATION & CITY IDENTIFICATION SIGNAGE

- Funding:** EDC Reserves, Grant Funding (e.g. TXDOT Green Ribbon Program)
- Timing Factors:**
  - Complete ahead of RR 620 construction
  - Companion project to EDC City identification signage

CONSTRUCTION

## BCP/620 NB RIGHT TURN LANE

- Funding:** Staff
- Timing Factors:**
  - RR 620 Construction project (coordinate funding?)
  - Wait for Terraces obligation to construct to materialize?

DESIGN



# PUBLIC ROAD PROJECTS

23/24

B

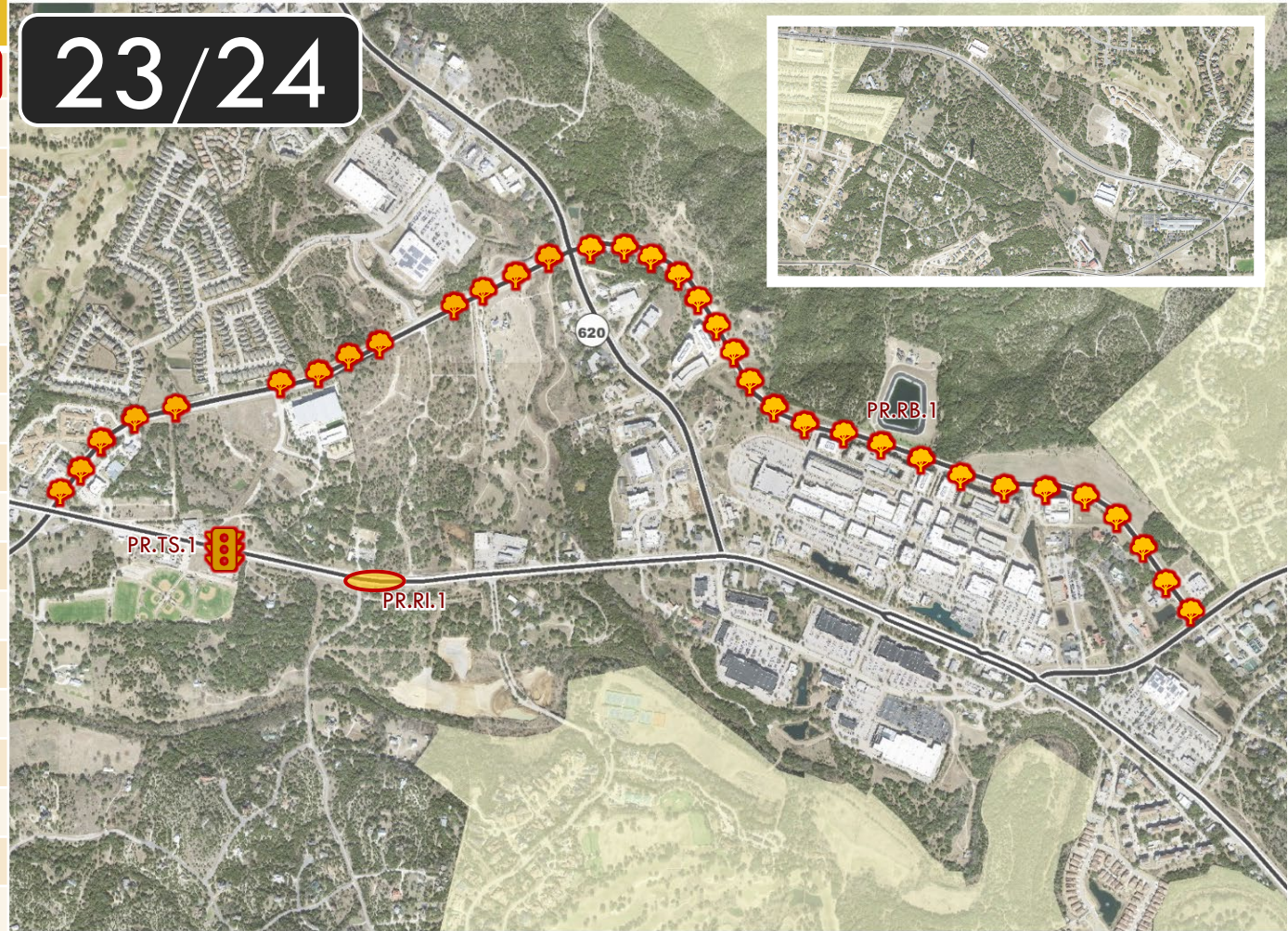
RI.1	GDD/71 Inters Improvements	CONSTRUCT
TL.1	GDD/71 right turn lane	
TL.2	Vail Divide/71 right turn lane	
TL.3	BCP/620 right turn lane	

C

TS.1	Skaggs/SH 71 signal	DESIGN
TS.2	Tordera Blvd/BCP signal	
TS.3	Willie Way/BCP signal	
TS.4	Uplands/SH 71 signal	
RW.1	RR 620 Road Widening	
RE.1	Skaggs Pkwy/Street A Ext.	
RE.2	Tordera Blvd Extension	
RE.3	Hamilton Pool Ext-study ONLY	
RE.4	Willie Way Extension	
RE.5	71/HPR Nbr'hood Collector Ph 1	
MPB.1	GDD Bridge	

A

RB.1	BCP Median Beautification	CONSTRUCT
RB.2	71 Median Beautification	
RB.3	City-wide Ident Signage	



## BCP MEDIAN BEAUTIFICATION

- **Funding:** General Fund, Beautification Fund, PID/Zoning requirements?
- **Timing Factors:**
  - Buys time for WTC-PUA beneficial re-use, Backyard PID, Terraces to be farther along in design/construction.
  - Possible coordination with BCP major maintenance

CONSTRUCTION

## GREAT DIVIDE DRIVE INNOVATIVE INTERSECTION

- **Funding:** TIA (VOSO)
- **Timing Factors:**
  - General safety
  - Village of Spanish Oaks
  - Study/construction of Willie Way (left NB turns)

CONSTRUCTION

## SKAGGS/SH 71 SIGNAL

- **Funding:** Staff; General Fund
- **Timing Factors:** **\*BOND\***
  - Coordination with TXDOT, adjacent landowners on driveway locations et al
  - Greater clarity on possible benefit, basic design considerations to come from HPR extension study

DESIGN



# PUBLIC ROAD PROJECTS

RI.1	GDD/71 Inters Improvements	
TL.1	GDD/71 right turn lane	
TL.2	Vail Divide/71 right turn lane	
TL.3	BCP/620 right turn lane	
B	TS.1	CONSTRUCT
	TS.2	Tordera Blvd/ BCP signal
	TS.3	Willie Way/ BCP signal
A	TS.4	DESIGN
	RW.1	RR 620 Road Widening
	RE.1	Skaggs Pkwy/ Street A Ext.
	RE.2	Tordera Blvd Extension
	RE.3	Hamilton Pool Ext-study ONLY
	RE.4	Willie Way Extension
	RE.5	71/HPR Nbr'hood Collector Ph 1
	MPB.1	GDD Bridge
	RB.1	BCP Median Beautification
	RB.2	71 Median Beautification
	RB.3	City-wide Ident Signage



## UPLANDS DR/SH 71 SIGNAL

- **Funding:** Staff; General Fund
- **Timing Factors:**
  - Assumes development project has advanced

DESIGN

## SKAGGS/SH 71 SIGNAL

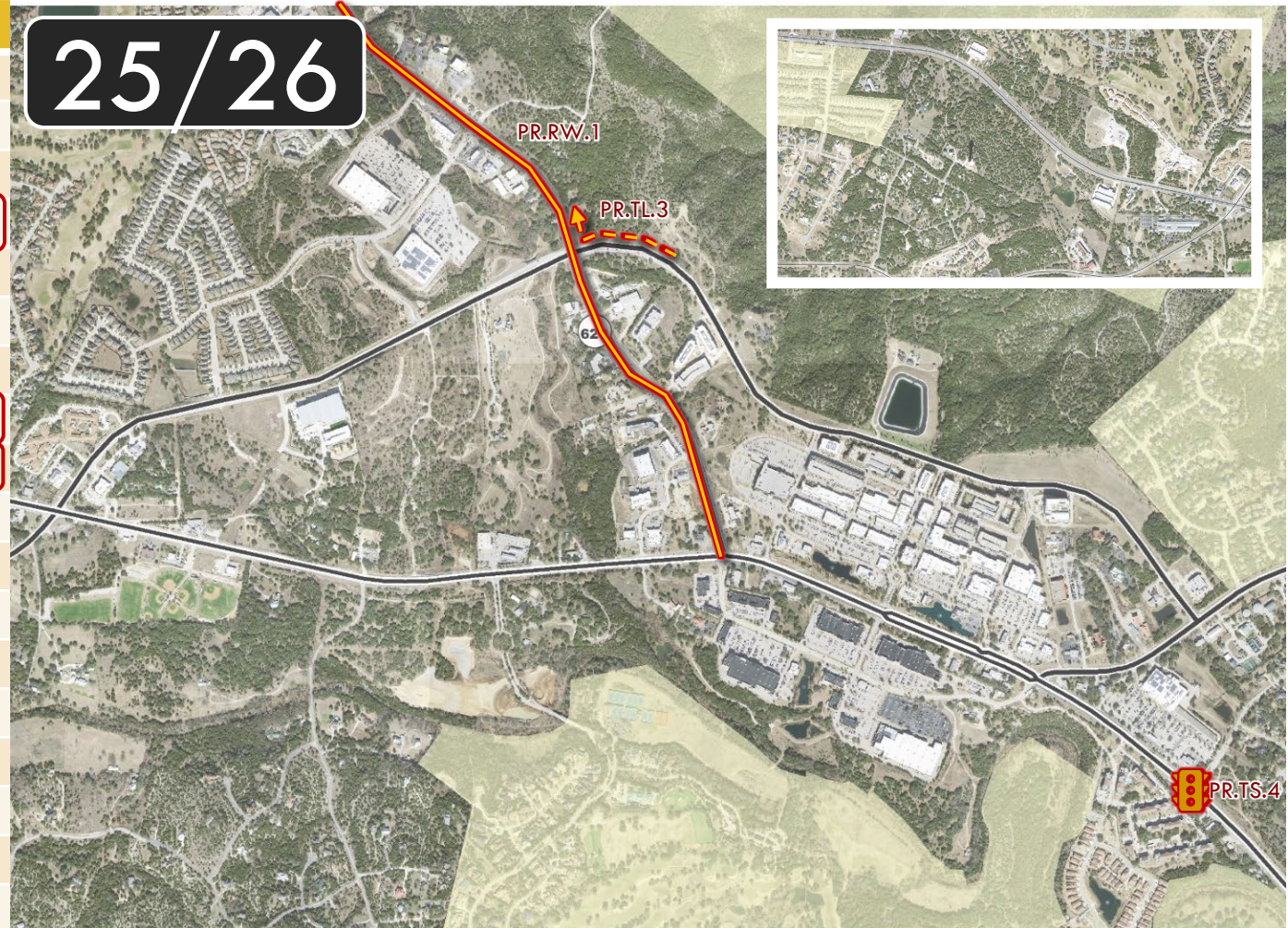
- **Funding:** Staff; General Fund
- **Timing Factors:** **\*BOND\***
  - Less certain/second EDC bond
  - More time for more coordination with TXDOT/landowners

CONSTRUCTION



# PUBLIC ROAD PROJECTS

25/26



B

RI.1	GDD/71 Inters Improvements	
TL.1	GDD/71 right turn lane	
TL.2	Vail Divide/71 right turn lane	
TL.3	BCP/620 right turn lane	CONSTRUCT

C

TS.1	Skaggs/SH 71 signal	
TS.2	Tordera Blvd/BCP signal	
TS.3	Willie Way/BCP signal	

A

TS.4	Uplands/SH 71 signal	CONSTRUCT
RW.1	RR 620 Road Widening	CONSTRUCT

RE.1	Skaggs Pkwy/Street A Ext.	
RE.2	Tordera Blvd Extension	
RE.3	Hamilton Pool Ext-study ONLY	
RE.4	Willie Way Extension	
RE.5	71/HPR Nbr'hood Collector Ph 1	
MPB.1	GDD Bridge	
RB.1	BCP Median Beautification	
RB.2	71 Median Beautification	
RB.3	City-wide Ident Signage	

## RR 620 WIDENING PROJECT

- **Funding:** City Reserves, including forthcoming ROW proceeds; EDC Reserves
- **Timing Factors:**
  - Relatively unknown, assumed to be by a few years out. Have funds set aside now.

CONSTRUCTION

## BCP/620 NB RIGHT TURN LANE

- **Funding:** TIA (Terraces, BY); TXDOT RR 620 Project
- **Timing Factors:**
  - RR 620 Construction project (coordinate funding?)
  - Wait for Terraces obligation to construct to materialize?

CONSTRUCTION

## UPLANDS DR/SH 71 SIGNAL

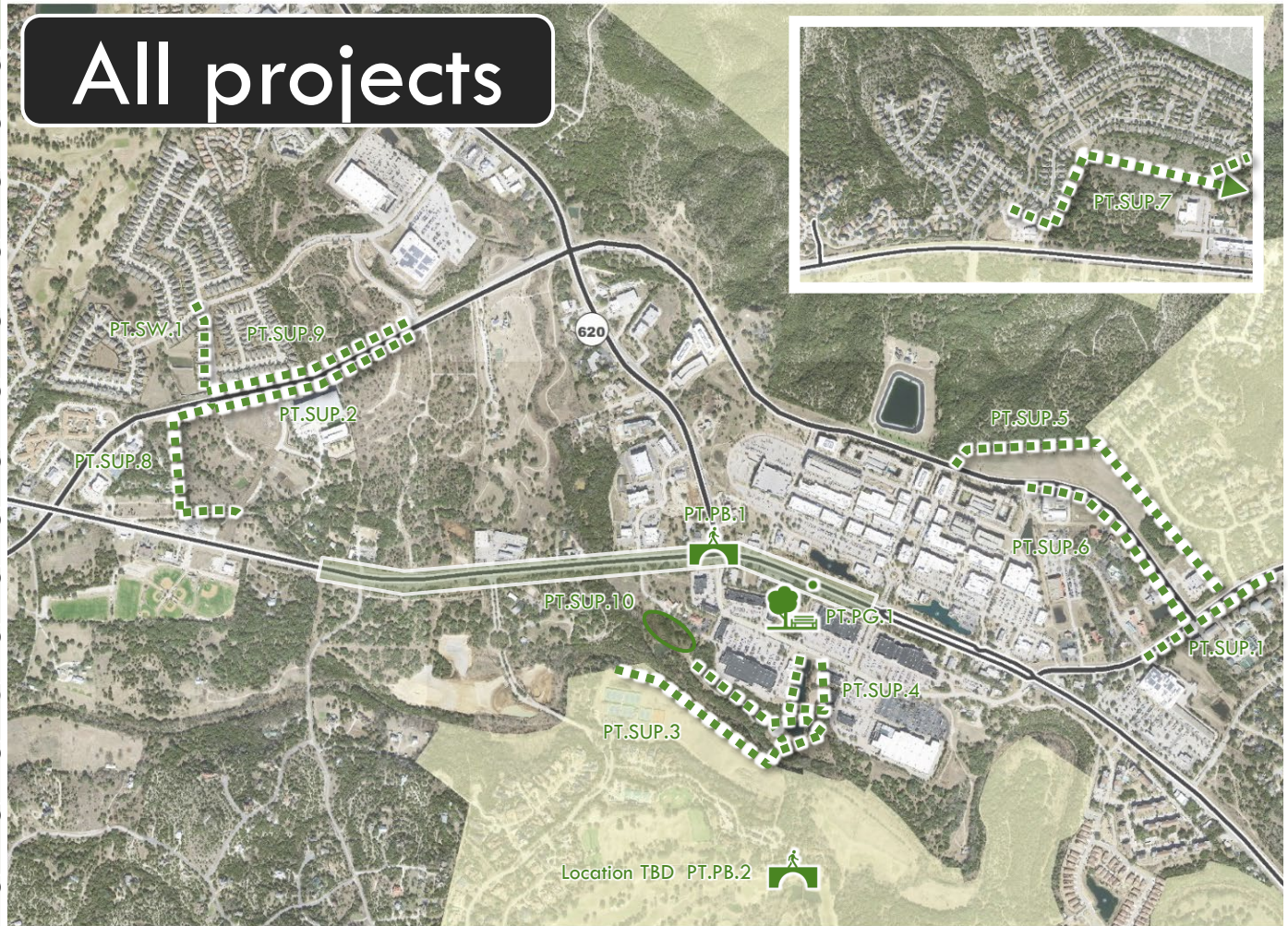
- **Funding:** Staff; General Fund
- **Timing Factors:**
  - Assumes development project has advanced

CONSTRUCTION



# PEDESTRIAN PROJECTS

COST EST		
SUP.1	Special Use Path BCR, E&W BCP	\$ 210,000
SUP.2	Special Use Path S BCP:CP- Tord	\$ 300,000
SUP.3	Special Use Path Town Center/ N&S Lit Bart Cr	\$ 400,000
SUP.4	Special Use Path Town Center around WQ pond	\$ 115,000
SUP.5	Special Use Path BCP Galleria - Lake Pointe	\$ 350,000
SUP.6	Special Use Path BCP: Gall Cir – BCR	\$ 220,000
SUP.7	Special Use Path Summit 56	\$ 550,000
SUP.8	Special Use Path S: Tor-Willie W	\$ 195,000
SUP.9	Special Use Path N:Tor-Willie W	\$ 200,000
SUP.10	Special Use Path Sculpture Park	\$ 125,000
SW.1	Ladera Sidewalk	\$ 50,000
PB.1	Ped Bridge btw Great Divide Dr & Crosstown Pkwy	\$ 3,450,000
PB.2	Ped Bridge – location TBD	\$ 4,400,000
PG.1	71 Ped Bridge Pocket Park	\$ 800,000



SUP SPECIAL  
USE PATH



PB PEDESTRIAN  
BRIDGE



SW SIDEWALK



PG PARK  
GENERAL

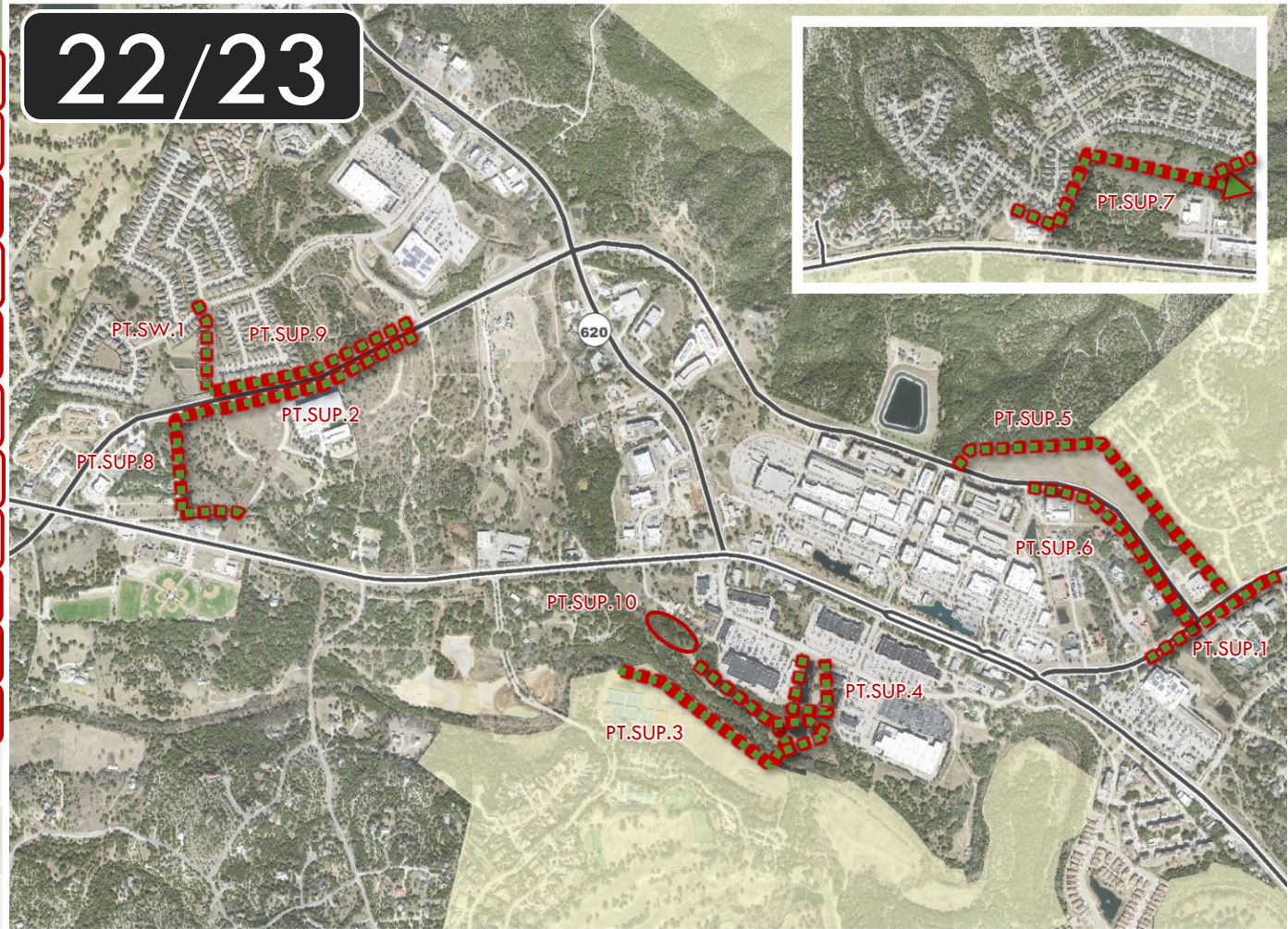


# PEDESTRIAN PROJECTS

22/23

C  
E  
A  
A  
C  
C  
D  
E  
B  
F  
B

SUP.1	Special Use Path BCR, E&W BCP	CONSTRUCT
SUP.2	Special Use Path S BCP:CP- Tord	CONSTRUCT
SUP.3	Special Use Path Town Center/ N&S Lit Bart Cr	CONSTRUCT
SUP.4	Special Use Path Town Center around WQ pond	CONSTRUCT
SUP.5	Special Use Path BCP Galleria - Lake Pointe	CONSTRUCT
SUP.6	Special Use Path BCP: Gall Cir – BCR	CONSTRUCT
SUP.7	Special Use Path Summit 56	CONSTRUCT
SUP.8	Special Use Path S: Tor-Willie W	CONSTRUCT
SUP.9	Special Use Path N:Tor-Willie W	CONSTRUCT
SUP.10	Special Use Path Sculpture Park	CONSTRUCT
SW.1	Ladera Sidewalk	CONSTRUCT
PB.1	Ped Bridge btw Great Divide Dr & Crosstown Pkwy	
PB.2	Ped Bridge – location TBD	
PG.1	71 Ped Bridge Pocket Park	



## TOWN CENTER SOUTH TRAILS

- **Funding:** EDC Reserves
- **Timing Factors:**
  - VOSO trails, infrastructure complete
  - SUP 3 may require us to simultaneously construct SUP 4

CONSTRUCT

## BEE CAVE PKWY/BEE CAVE RD

- **Funding:** EDC Reserves
- **Timing Factors:**
  - Extension of current project. In easements, ROW, property we own
  - Assumes TXDOT pays for signal

CONSTRUCT

## BEE CAVE PARKWAY/LADERA

- **Funding:** EDC Reserves
- **Timing Factors:**
  - No easement acquisition. Construct to coordinate with road projects.
  - Skaggs site connectivity

CONSTRUCT

## LADERA SIDEWALK/BCP TRAILS

- **Funding:** EDC Reserves
- **Timing Factors:**
  - Potentially complex n'hood support
  - Coordinate w/ easement acquisition and construction of SUP.9

CONSTRUCT

## SUMMIT 56 TRAILS

- **Funding:** EDC Reserves
- **Timing Factors:**
  - Complex easement acquisition requirements

CONSTRUCT

## SCULPTURE PARK TRAILS

- **Funding:** EDC Reserves
- **Timing Factors:**
  - Construction of Police Department

CONSTRUCT

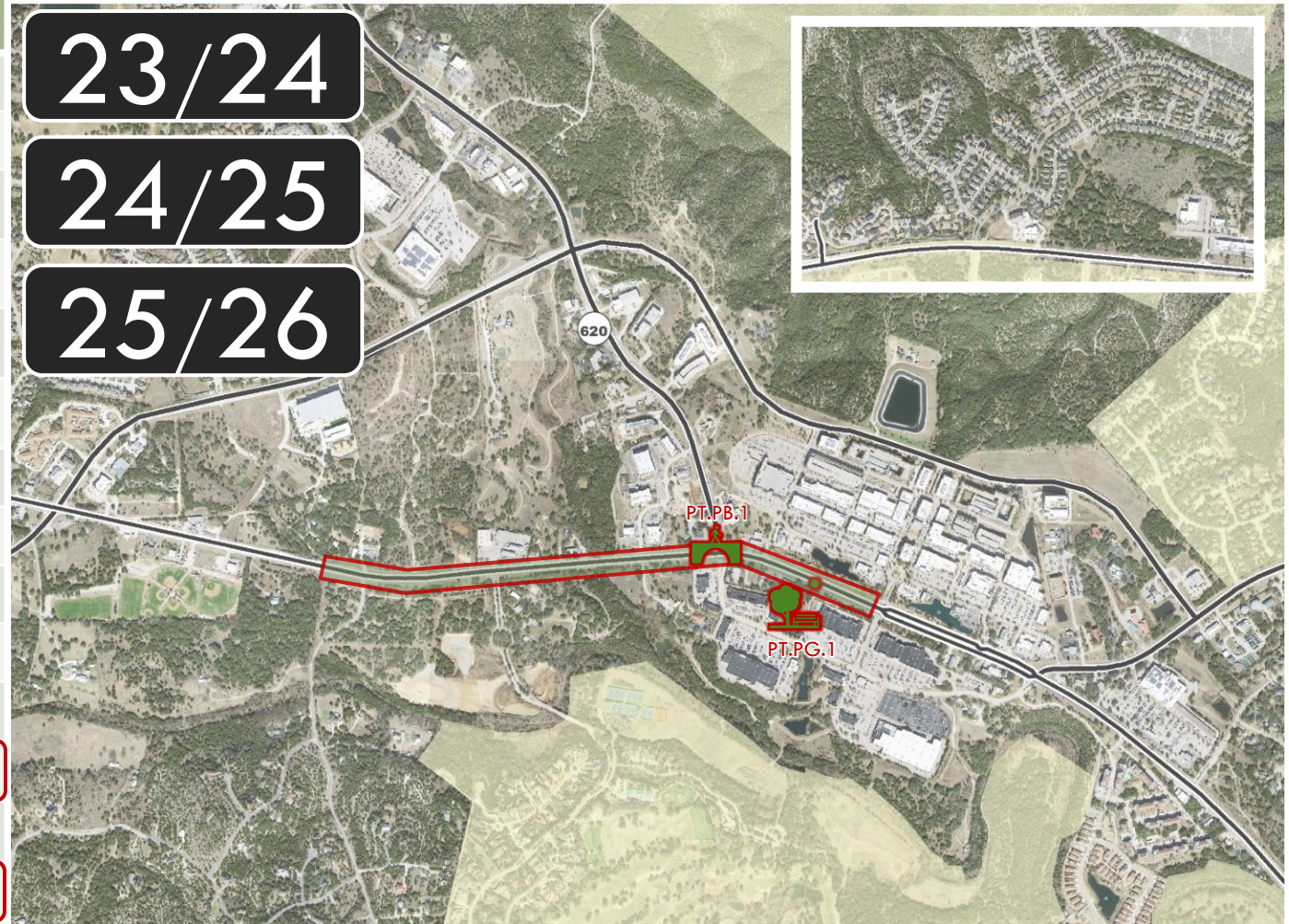


# PEDESTRIAN PROJECTS

SUP.1	Special Use Path BCR, E&W BCP	
SUP.2	Special Use Path S BCP:CP- Tord	
SUP.3	Special Use Path Town Center/ N&S Lit Bart Cr	
SUP.4	Special Use Path Town Center around WQ pond	
SUP.5	Special Use Path BCP Galleria - Lake Pointe	
SUP.6	Special Use Path BCP: Gall Cir – BCR	
SUP.7	Special Use Path Summit 56	
SUP.8	Special Use Path S: Tor-Willie W	
SUP.9	Special Use Path N:Tor-Willie W	
SUP .10	Special Use Path Sculpture Park	
SW.1	Ladera Sidewalk	
A	PB.1	Ped Bridge btw Great Divide Dr & Crosstown Pkwy
	PB.2	Ped Bridge – location TBD
A	PG.1	71 Ped Bridge Pocket Park

DESIGN

DESIGN



## SH 71 PEDESTRIAN BRIDGE & POCKET PARK

- **Funding:** City Bond 2
- **Timing Factors:** \*BOND\*
  - Staff resources freed from completion of other trail segments
  - Design/Construction time gap allows for pursuit of creative outside funding, design

DESIGN

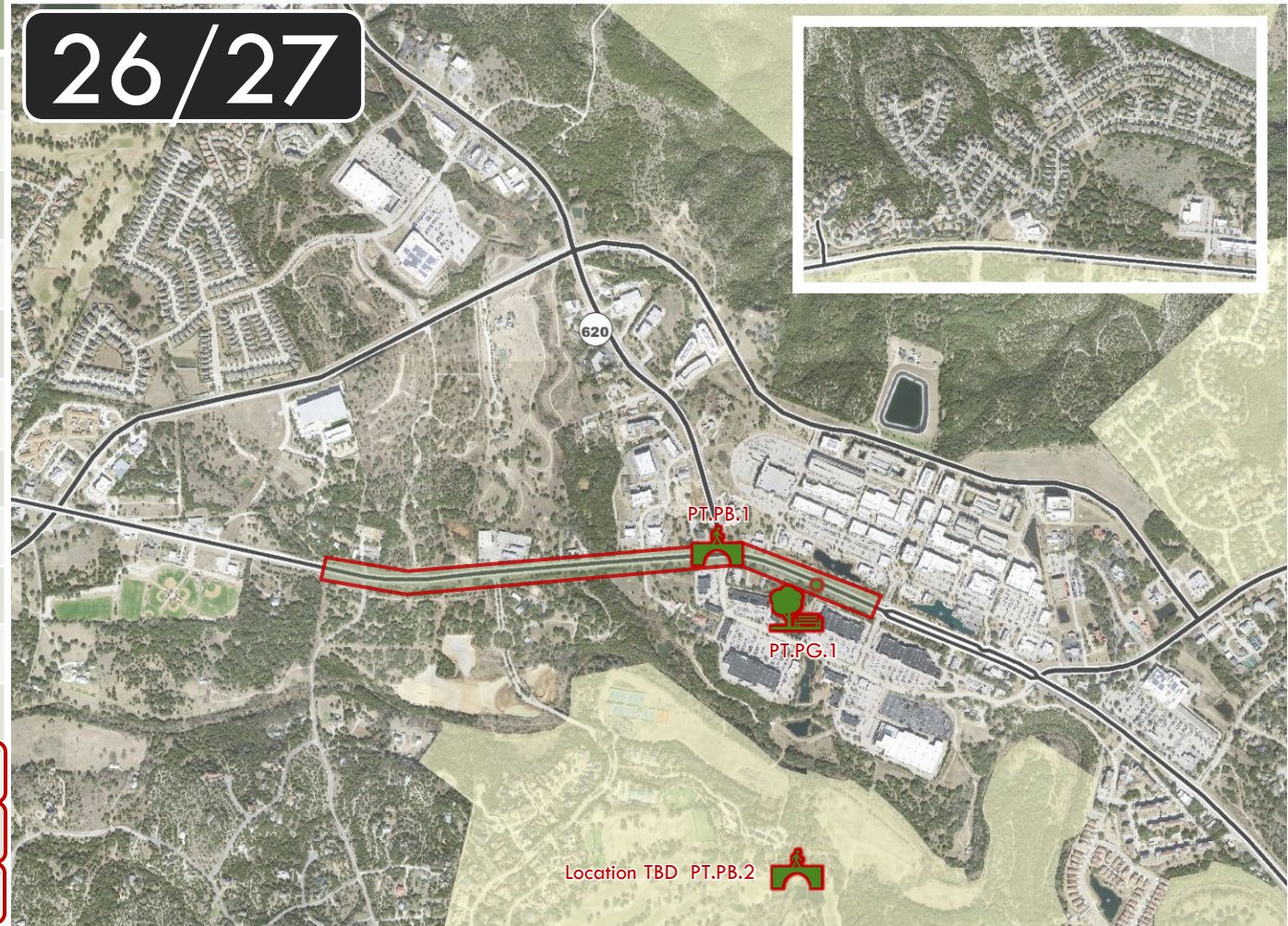


# PEDESTRIAN PROJECTS

26/27



SUP.1	Special Use Path BCR, E&W BCP	
SUP.2	Special Use Path S BCP:CP- Tord	
SUP.3	Special Use Path Town Center/ N&S Lit Bart Cr	
SUP.4	Special Use Path Town Center around WQ pond	
SUP.5	Special Use Path BCP Galleria - Lake Pointe	
SUP.6	Special Use Path BCP: Gall Cir – BCR	
SUP.7	Special Use Path Summit 56	
SUP.8	Special Use Path S: Tor-Willie W	
SUP.9	Special Use Path N:Tor-Willie W	
SUP .10	Special Use Path Sculpture Park	
SW.1	Ladera Sidewalk	
B A A	PB.1 Ped Bridge btw Great Divide Dr & Crosstown Pkwy	CONSTRUCT
	PB.2 Ped Bridge – location TBD	DESIGN
	PG.1 71 Ped Bridge Pocket Park	CONSTRUCT



## SH 71 PEDESTRIAN BRIDGE & POCKET PARK

- **Funding:** City Bond 2
- **Timing Factors:** \*BOND\*
  - Staff resources freed from completion of other trail segments
  - Design/Construction time gap allows for pursuit of creative outside funding, design

CONSTRUCT

## SECOND TOWN CENTER PEDESTRIAN BRIDGE

- **Funding:** City Bond 2
- **Timing Factors:** \*BOND\*
  - Staff resources freed from completion of other trail segments
  - Time gap allows for determination of need/location; pursuit of outside funding.

DESIGN



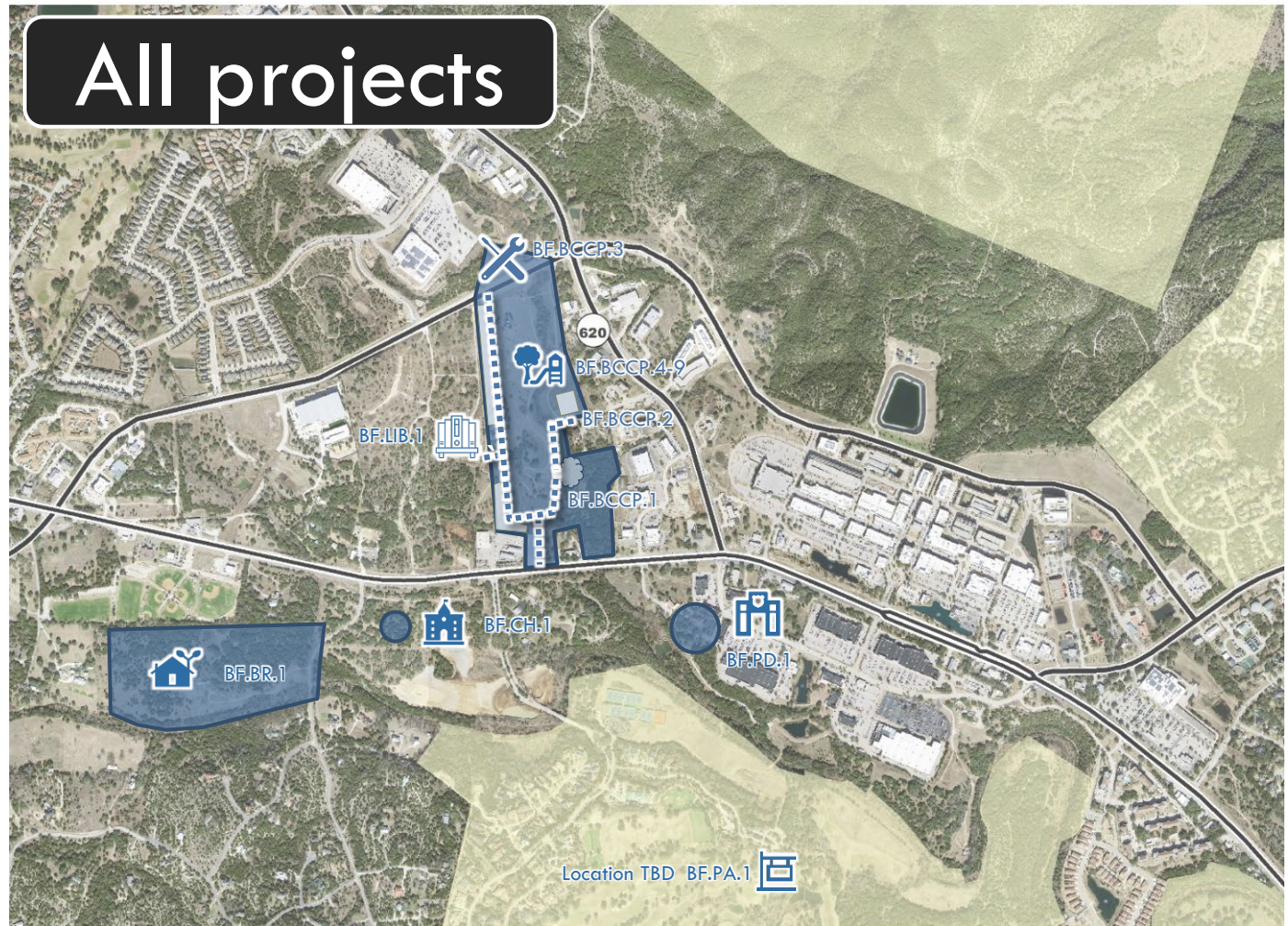
# BUILDINGS AND FACILITIES PROJECTS

COST EST*		
PD.1	Police HQs Construction	\$ 12,100,000 (\$ 14,256,000) <sup>①</sup>
CH.1	City Hall Relocation	\$ 13,750,000 (\$ 16,192,000) <sup>①</sup>
LIB.1	Library Relocation	\$ 15,000,000 (\$ 15,720,000) <sup>①</sup>
BR.1	Brown Property Mast Plan, Infrastr, Initial Imp Earmark	\$ 6,850,000 (\$ 7,218,000) <sup>①</sup>
BCCP. 1	BCCP Ph 1 Infrastructure	\$ 3,655,000 (\$ 4,299,000) <sup>①</sup>
BCCP. 2	BCCP Ph 2 Infrastructure	\$ 550,000 (\$ 642,000) <sup>①</sup>
BCCP. 3	BCCP Maint Building	\$ 775,000 (\$ 907,000) <sup>①</sup>
BCCP. 4-9	BCCP physical programming earmark	\$ 13,875,000 <sup>②</sup> (\$ 15,107,000) <sup>①</sup>
PA.1	Property Acquis. Earmark	\$ 7,000,000 (\$ 7,752,000) <sup>①</sup>

- 4: Dog Park
- 5: Play-for-All/Splash Pad
- 6: Recreation Courts/Fitness Plaza
- 7: Teen Area
- 8: Disc Golf
- 9: Stage

## NOTES

- ① Represents actual project cost plus projected interest.
- ② Placeholder \$ set-aside for programming during 5 year CIP period. NOT anticipated to cover all programming improvements. Completion of programming will either rely on additional funds not known today, but available in the future either within this CIP period or in future CIP periods.



PD POLICE STATION



BCCP BEE CAVE CENTRAL PARK



BR BROWN PROPERTY



CH CITY HALL RELOCATION



LIB LIBRARY RELOCATION



PA PROPERTY ACQUISITION



# BUILDINGS AND FACILITIES PROJECTS

21/22

COST EST*		
A	PD.1	Police HQs Construction
B	CH.1	City Hall Relocation
C	LIB.1	Library Relocation
D	BR.1	Brown Property Mast Plan, Infrastr, Initial Imp Earmark
E	BCCP. 1	BCCP Ph 1 Infrastructure
	BCCP. 2	BCCP Ph 2 Infrastructure
F	BCCP. 3	BCCP Maint Building
	BCCP. 4-9	BCCP physical programming earmark
<ul style="list-style-type: none"> <li>4: Dog Park</li> <li>5: Play-for-All/Splash Pad</li> <li>6: Recreation Courts/Fitness Plaza</li> <li>7: Teen Area</li> <li>8: Disc Golf</li> <li>9: Stage</li> </ul>		
H	PA.1	Property Acquis. Earmark
		PROPERTY ACQUISITION EXPLORATION



31

## POLICE HEADQUARTERS

- **Funding:** City Bond
- **Timing Factors:** **\*\*BOND\*\***
  - Space constraints, age of building
  - Council priority project
  - Sculpture Park

DESIGN

## CITY HALL RELOCATION

- **Funding:** City Bond
- **Timing Factors:** **\*\*BOND\*\***
  - Village at Spanish Oaks construction
  - Private interest in purchase of existing City Hall

DESIGN & PROP ACQ

## LIBRARY

- **Funding:** City Bond 1, Property sale
- **Timing Factors:** **\*\*BOND\*\***
  - Private interest in purchase of existing City Hall.
  - Central Park Master Plan build-out

DESIGN & PROP ACQ

## BROWN PROPERTY

- **Funding:** General Fund
- **Timing Factors:**
  - Completion of property's environmental assessment
  - Public interest in access

PLANNING

## BCCP PHASE 1 INFRASTRUCTURE

- **Funding:** General Fund
- **Timing Factors:**
  - Create framework for implementation of programming.
  - Existing parking demand.

DESIGN

## BCCP MAINTENANCE BUILDING

- **Funding:** General Fund
- **Timing Factors:**
  - Create framework for programming implementation
  - Improve efficiency park O&M asap

DESIGN

## BCCP PHYSICAL PROGRAMMING

- **Funding:** General Fund, Donations
- **Timing Factors:**
  - Set framework for design and implementation

DESIGN & PLANNING

## PROPERTY ACQUISITION EARMARK

- **Funding:** Tax Note
- **Timing Factors:**
  - Assumed year one issuance to provide most flexibility and have greatest theoretical impact

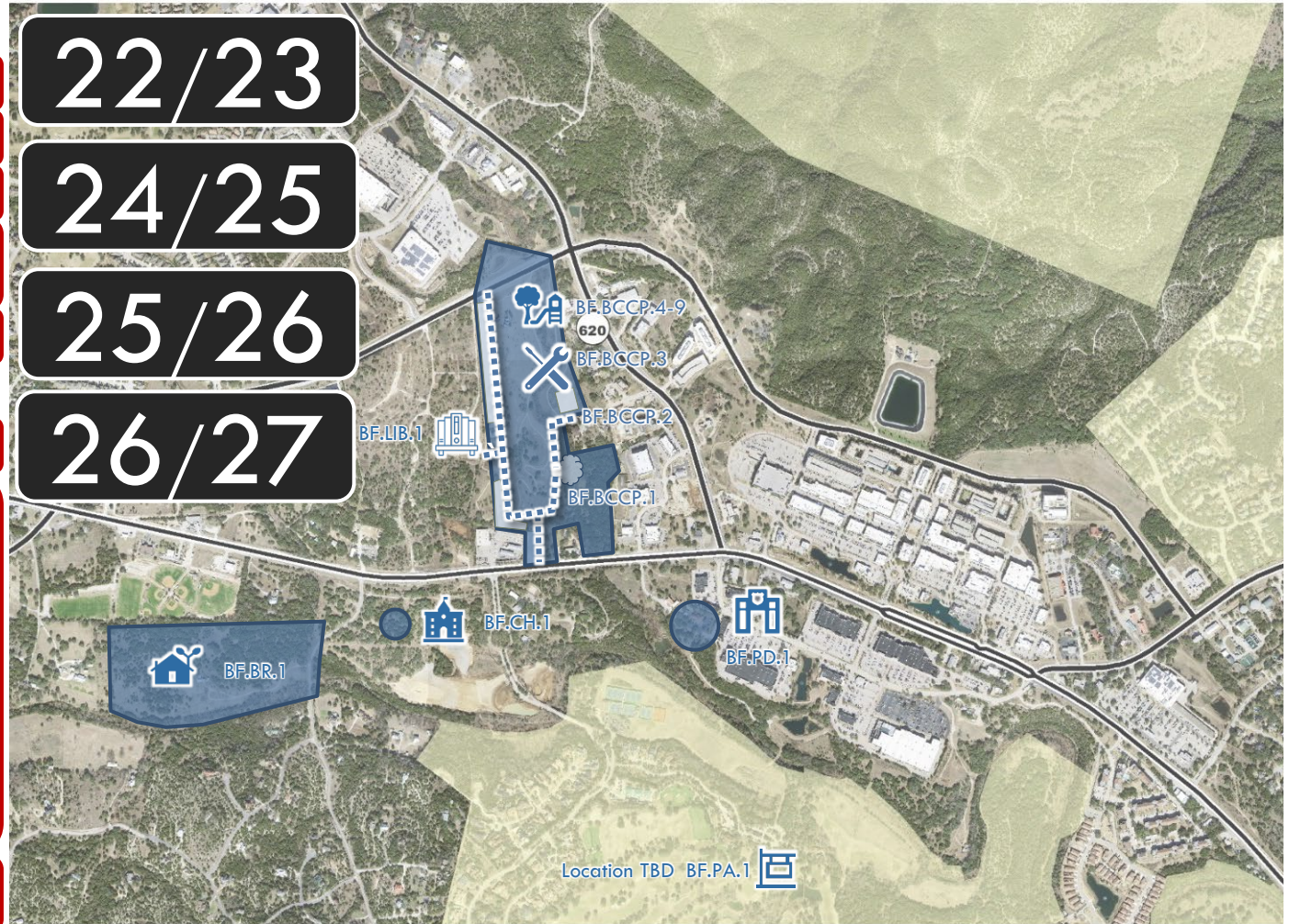
PROPERTY ACQ EXPLORATION



# BUILDINGS AND FACILITIES PROJECTS

COST EST*			
C	PD.1	Police HQs Construction	CONSTRUCT
F	CH.1	City Hall Relocation	CONSTRUCT
E	LIB.1	Library Relocation	CONSTRUCT
D	BR.1	Brown Property Mast Plan, Infrastr, Initial Imp Earmark	CONSTRUCT
A	BCCP. 1	BCCP Ph 1 Infrastructure	CONSTRUCT
	BCCP. 2	BCCP Ph 2 Infrastructure	
A	BCCP. 3	BCCP Maint Building	CONSTRUCT
	BCCP. 4-9	BCCP physical programming earmark	CONSTRUCT
B	<ul style="list-style-type: none"><li>4: Dog Park</li><li>5: Play-for-All/Splash Pad</li><li>6: Recreation Courts/Fitness Plaza</li><li>7: Teen Area</li><li>8: Disc Golf</li><li>9: Stage</li></ul>		
	PA.1	Property Acquis. Earmark	PROPERTY ACQUISITION EXPLORATION

- 4: Dog Park
- 5: Play-for-All/Splash Pad
- 6: Recreation Courts/Fitness Plaza
- 7: Teen Area
- 8: Disc Golf
- 9: Stage



## BCCP PH 1 INFRASTRUCTURE & MAINTENANCE BUILDING

- **Funding:** EDC Bond 1
- **Timing Factors:** **\*\*BOND\*\***
  - Coordinate with BY construction
  - Create framework for implementation of programming.
  - Existing parking demand.

CONSTRUCTION

## BEE CAVE CENTRAL PARK PHYSICAL PROGRAMMING

- **Funding:** General Fund, Donations
- **Timing Factors:** **\*\*BOND\*\***
  - Set framework for design and implementation
  - Have community outreach data
  - NOT all amenities are anticipated to be built within this CIP period. Will be limited by available fundraising

PLANNING DESIGN, & CONSTRUCTION

## POLICE HEADQUARTERS

- **Funding:** City Bond
- **Timing Factors:** **\*\*BOND\*\***
  - Space constraints, age of building
  - Council priority project
  - Sculpture Park

CONSTRUCTION

## BROWN PROPERTY

- **Funding:** General Fund, EDC Bond 1
- **Timing Factors:**
  - Completion of property's environmental assessment
  - Public interest in access

DESIGN

## LIBRARY

- **Funding:** City Bond 1, Property sale
- **Timing Factors:** **\*\*BOND\*\***
  - Private interest in purchase of existing City Hall.
  - Central Park Master Plan build-out

DESIGN/ CONSTRUCTION

## CITY HALL RELOCATION

- **Funding:** City Bond
- **Timing Factors:** **\*\*BOND\*\***
  - Vill. at Spanish Oaks construction
  - Private interest in purchase of existing City Hall

DESIGN/ CONSTRUCTION





# FUNDING PROGRAM





# SUMMARY

**CIP TOTAL: \$ 103,505,000**

## PROJECTED FUNDING BY SOURCE

### OTHER

**TOTAL: \$23,925,000**

Composed of a variety of sources such as sale of City property, TXDOT, the Backyard Public Improvement District, developer zoning-related obligations, grants, and donations.

### UNKNOWN

**TOTAL: \$7,100,000**

Tax Note: \$ 7,000,000

● Issuance Target: TBD

Because property and property purpose are unknown issuing entity is also unknown.

TBD: \$ 100,000

### EDC

**TOTAL: \$23,283,000**

Reserves: \$ 6,265,000

EDC Bond 1: \$ 13,018,000

● Issuance Target: Spring 2022

EDC Bond 2: \$ 4,000,000

● Issuance Target: FY 24-25

### CITY

**TOTAL: \$50,697,000**

General Fund: \$ 3,310,000

Beautification Fund: \$ 200,000

Hotel Occupancy Tax: \$ 4,500,000

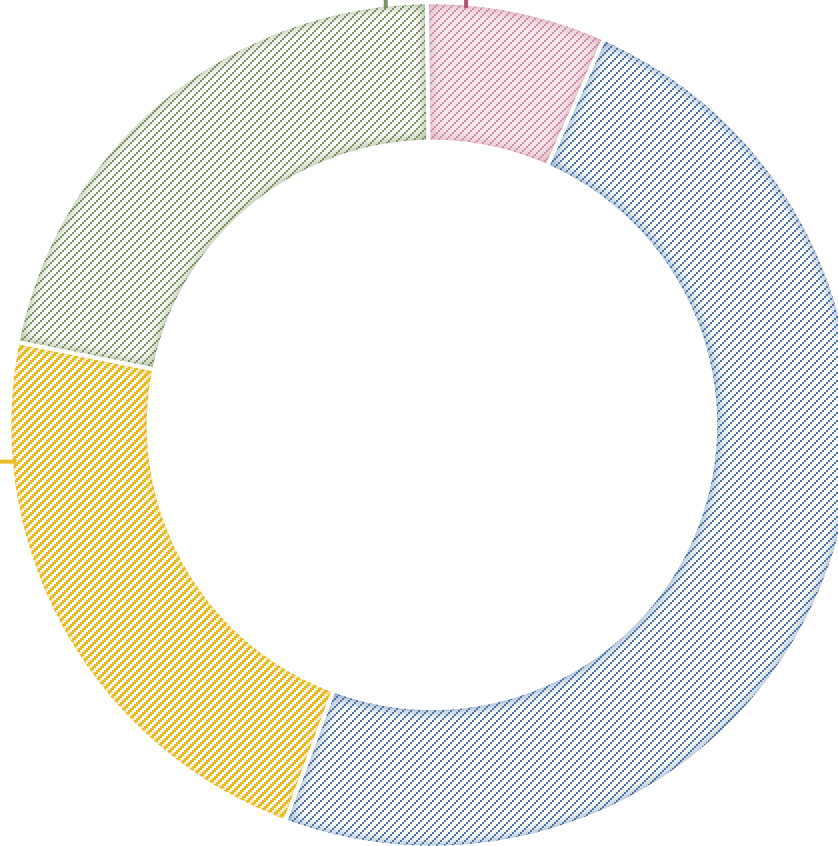
Traffic Impact Analyses \$ 1,637,000

City Bond 1: \$ 32,350,000

● Issuance Target: Spring 2022

City Bond 2: \$ 8,700,000

● Issuance Target: FY 25-26



# PUBLIC ROAD PROJECTS

## FUNDING SOURCES

PROJECT COST EST			TENTATIVE FUNDING SOURCES												
			General Fund: Salary <sup>1</sup>	General Fund: Non-Salary	Beautification Fund	Hotel Occupancy Tax	City Bond 1	City Bond 2 <sup>2</sup>	Traffic Impact Analyses	EDC Reserves	EDC Bond 1	EDC Bond 2	Tax Note 1	Other	Unknown
RI.1	GDD/71 Inters Improvements	\$ 140,000	\$0						\$140,000						
TL.1	GDD/71 right turn lane	\$ 120,000	\$0						\$120,000						
TL.2	Vail Divide/71 right turn lane	\$ 115,000	\$0	\$15,000											\$100,000
TL.3	BCP/620 right turn lane	\$ 1,300,000							\$775,000					\$525,000 <sup>3</sup>	
TS.1	Skaggs/SH 71 signal	\$ 460,000	\$0	\$60,000								\$400,000			
TS.2	Tordera Blvd/ BCP signal	\$ 390,000	\$0	\$40,000					\$22,000		\$328,000				
TS.3	Willie Way/ BCP signal	\$ 350,000	\$0						\$350,000						
TS.4	Uplands/SH 71 signal	\$ 460,000		\$230,000					\$230,000						
RW.1	RR 620 Road Widening	\$ 5,000,000	\$0	\$1,500,000						\$2,500,000				\$1,000,000 <sup>4</sup>	
RE.1	Skaggs Pkwy/ Street A Ext.	\$ 890,000	\$0	\$60,000							\$830,000				
RE.2	Tordera Blvd Extension	\$ 525,000	\$0	\$20,000							\$505,000				
RE.3	Hamilton Pool Ext-study ONLY	\$ 120,000	\$0	\$120,000											
RE.4	Willie Way Extension	\$ 5,400,000	\$0								\$2,275,000			\$3,125,000 <sup>5</sup>	
RE.5	71/HPR Neighborhood Collector Ph 1	\$ TBD <sup>6</sup>													TBD <sup>6</sup>
MPB.1	GDD Bridge	\$ 2,800,000	\$0	\$300,000			\$2,500,000								
RB.1	BCP Median Beautification	\$ 440,000	\$0	\$90,000	\$200,000									\$150,000 <sup>7</sup>	
RB.2	71 Median Beautification	\$ 175,000		\$50,000										\$125,000 <sup>8</sup>	
RB.3	City-wide Identification Signage	\$ 300,000								\$300,000					
TOTALS				\$2,485,000	\$200,000		\$2,500,000		\$1,637,000	\$2,800,000	\$3,938,000	\$400,000		\$4,925,000	

### NOTES

- <sup>1</sup> : Notations of "General Fund: Salary" expense "\$0" indicate intention to design in house with existing staff, which has a calculable value, but not an additional, direct impact on the bottom line of the annual budget.
- <sup>2</sup> : City Bond 2 anticipated to be issued in the last fiscal year of this CIP, FY 25-26, but payments are not anticipated to start until year 1 of the next CIP.
- <sup>3</sup> : "Other" \$525,000 TXDOT's RR 620 Expansion Project (portion of turn lane already part of plans.
- <sup>4</sup> : "Other" \$1,000,000 offset by payment from TXDOT's acquisition of City property for ROW.

- <sup>5</sup> : "Other" \$3,125,000 offset by Backyard Public Improvement District Bond issuance.
- <sup>6</sup> : Based on this segment being on the Throughfare Plan and the degree of development interest in the area, it is expected that this project will need to be built within the timeframe of this CIP and may need to be at least partially funded by the City. However, the scope, funding sources, and timing are still TBD.
- <sup>7</sup> : "Other" \$150,000 offset by Backyard Public Improvement District Bond issuance.
- <sup>8</sup> : "Other" \$125,000 proposed to be offset by grant funding (e.g. TXDOT green ribbon program).

# PEDESTRIAN PROJECTS

## FUNDING SOURCES

PROJECT COST EST			TENTATIVE FUNDING SOURCES*												
			General Fund: Salary <sup>1</sup>	General Fund: Non-Salary	Beautification Fund	Hotel Occupancy Tax	City Bond 1	City Bond 2 <sup>2</sup>	Traffic Impact Analyses	EDC Reserves	EDC Bond 1	EDC Bond 2	Tax Note 1	Other	Unknown
SUP.1	Special Use Path BCR, E&W BCP	\$ 210,000	\$0							\$210,000					
SUP.2	Special Use Path S BCP:CP- Tord	\$ 300,000	\$0							\$300,000					
SUP.3	Special Use Path Town Center/ N&S Lit Bart Cr	\$ 400,000	\$0							\$400,000					
SUP.4	Special Use Path Town Center around WQ pond	\$ 115,000	\$0							\$115,000					
SUP.5	Special Use Path BCP Galleria - Lake Pointe	\$ 350,000	\$0							\$350,000					
SUP.6	Special Use Path BCP: Gall Cir – BCR	\$ 220,000	\$0							\$220,000					
SUP.7	Special Use Path Summit 56	\$ 550,000	\$0							\$550,000					
SUP.8	Special Use Path S: Tor-Willie W	\$ 195,000	\$0							\$195,000					
SUP.9	Special Use Path N:Tor-Willie W	\$ 200,000	\$0							\$200,000					
SUP .10	Special Use Path Sculpture Park	\$ 125,000								\$125,000					
SW.1	Ladera Sidewalk	\$ 50,000	\$0							\$50,000					
PB.1	Ped Bridge btw Great Divide Dr & Crosstown Pkwy	\$ 3,450,000						\$3,000,000		\$450,000					
PB.2	Ped Bridge – location TBD	\$ 4,400,000						\$4,400,000							
PG.1	71 Ped Bridge Pocket Park	\$ 800,000						\$800,000							
TOTALS								\$8,200,000		\$3,165,000					

### NOTES

<sup>1</sup>: Notations of "General Fund: Salary" expense "\$0" indicate intention to design in house with existing staff, which has a calculable value, but not an additional, direct impact on the bottom line of the annual budget.

<sup>2</sup>: City Bond 2 anticipated to be issued in the last fiscal year of this CIP, FY 25-26, but payments are not anticipated to start until year 1 of the next CIP.

# BUILDINGS AND FACILITIES PROJECTS

## FUNDING SOURCES

PROJECT COST EST			TENTATIVE FUNDING SOURCES*											
			General Fund: Salary <sup>1</sup>	General Fund: Non-Salary	Beautification Fund	Hotel Occupancy Tax	City Bond 1	City Bond 2 <sup>2</sup>	Traffic Impact Analyses	EDC Reserves	EDC Bond 1	EDC Bond 2	Tax Note 1	Other
PD.1	Police HQs Construction	\$ 12,100,000					\$12,100,000							
CH.1	City Hall Relocation	\$ 13,750,000					\$13,750,000							
LIB.1	Library Relocation	\$ 15,000,000					\$4,000,000							\$11,000,000 <sup>3</sup>
BR.1	Brown Property Mast Plan, Infrastr, Initial Imp Earmark	\$ 6,850,000		\$350,000		\$4,500,000					\$2,000,000			
BCCP. 1	BCCP Ph 1 Infrastructure	\$ 3,655,000	\$0	\$75,000							\$3,580,000			
BCCP. 2	BCCP Ph 2 Infrastructure	\$ 550,000		\$50,000				\$500,000						
BCCP. 3	BCCP Maintenance Building	\$ 775,000	\$0	\$75,000							\$700,000			
BCCP. 4-9	BCCP physical programming earmark	\$ 13,875,000 <sup>4</sup>		\$275,000						\$300,000	\$2,800,000	4,000,000		\$6,500,000 <sup>5</sup>
PA.1	Property Acquis. Earmark	\$ 7,000,000 <sup>6</sup>											\$7,000,000	
<b>TOTALS</b>				\$825,000		\$4,500,000	\$29,850,000	\$500,000		\$300,000	\$9,080,000	\$4,000,000	\$7,000,000	\$6,500,000

### NOTES

- <sup>1</sup> : Notations of "General Fund: Salary" expense "\$0" indicate intention to design in house with existing staff, which has a calculable value, but not an additional, direct impact on the bottom line of the annual budget.
- <sup>2</sup> : City Bond 2 anticipated to be issued in the last fiscal year of this CIP, FY 25-26, but payments are not anticipated to start until year 1 of the next CIP.
- <sup>3</sup> : "Other" \$11,000,000 is anticipated to be funded, in part, by sale of the current City Hall at 4000 Galleria Pkwy.
- <sup>4</sup> : Placeholder \$ set-aside for programming during 5 year CIP period. NOT anticipated to cover all programming improvements. Completion of programming will either rely on additional funds not known today, but available in the future either within this CIP period or in future CIP periods.
- <sup>5</sup> : "Other" \$6,500,000 is a target for grants and donations, sources TBD.
- <sup>6</sup> : This amount is an earmark of funds, only, to give the City, and potentially the EDC, within their respective financial planning structures, the flexibility to be able to purchase land not otherwise directly associated with a listed CIP project. The debt holder of this tax note is TBD. The eligibility of the EDC to be the debt holder is contingent upon the purpose of the purchase of property, which is unknown at this time.

# Budget

Fund: 07 - ECO DEVELOP - 4B SALES TX

Beginning Fund Balance \$6,485,196

		Budget 9/30/2023	FYTD 9/30/2023	Percent Used
<b>Revenue</b>				
<a href="#">07-4000-12100</a>	4B EDC_SALES TAX	\$2,625,000	\$1,346,598	51.30%
<a href="#">07-4990-70000</a>	USE OF RESERVES	\$4,817,343	\$0	0.00%
Revenue Total:		\$7,442,343	\$1,346,598	18.09%
<b>Expense</b>				
<a href="#">07-5010-11100</a>	SALARY	\$265,004	\$144,291	54.45%
<a href="#">07-5010-12000</a>	FICA	\$0	\$157	0.00%
<a href="#">07-5010-12200</a>	MEDICARE @ 1.45%	\$3,843	\$2,066	53.76%
<a href="#">07-5010-12400</a>	RETIREMENT (TMRS)	\$25,997	\$13,647	52.49%
<a href="#">07-5010-12500</a>	VISION COVERAGE	\$0	\$257	0.00%
<a href="#">07-5010-12600</a>	HEALTH INSURANCE	\$0	\$17,281	0.00%
<a href="#">07-5010-12700</a>	DENTAL COVERAGE	\$0	\$1,110	0.00%
<a href="#">07-5010-12900</a>	LIFE INSURANCE	\$0	\$38	0.00%
<a href="#">07-5010-21200</a>	PRINTING	\$0	\$30	0.00%
<a href="#">07-5010-21500</a>	PARKS - REPAIRS AND MAINTENANCE	\$200,000	\$3,669	1.83%
<a href="#">07-5010-21900</a>	MISCELLANEOUS	\$0	\$275	0.00%
<a href="#">07-5010-22800</a>	ADVERTISING	\$130,000	\$3,355	2.58%
<a href="#">07-5010-22900</a>	LEGAL NOTICES	\$2,000	\$0	0.00%
<a href="#">07-5010-24300</a>	MEMBERSHIP FEES	\$125	\$0	0.00%
<a href="#">07-5010-25200</a>	SPECIAL EVENTS	\$5,000	\$6,472	129.44%
<a href="#">07-5010-51100</a>	LEGAL FEE	\$10,000	\$13,491	134.91%
<a href="#">07-5010-51500</a>	OTHER PROFESSIONAL FEES	\$150,000	\$60,839	40.56%
<a href="#">07-5010-71000</a>	CAPITAL OUTLAY	\$6,670,500	\$0	0.00%
<a href="#">07-5900-96500</a>	RR 620 ROW TXDOT	\$0	\$0	0.00%
Expense Total:		\$7,462,469	\$266,978	3.58%
Fund: 07 - ECO DEVELOP - 4B SALES TX Surplus (Deficit):		(\$20,126)	\$1,079,620	
Ending Fund Balance		\$6,465,070	\$7,564,816	
TXDot RR620 Commitment		(\$2,500,000)	(\$2,500,000)	
Ending Fund Balance		\$3,965,070	\$5,064,816	



***Economic Development Board Meeting***

***4/25/2023***

***Agenda Item Transmittal***