



Recommendation for Action

File #: 22-3316, **Agenda Item #:** 26.

11/3/2022

Posting Language

Conduct a public hearing to consider an ordinance creating Tax Increment Reinvestment Zone No. 20 for the Colony Park Sustainable Community to be located on 208 acres of City-owned property bordered on the south by a portion of Loyola Lane between Johnny Morris Road and Decker Lane, establishing a Board of Directors for the zone, and related matters.

Lead Department

Financial Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

March 24, 2022 - City Council approved resolution No. 20220324-056 directing the City Manager to bring the public finance plan and funding source strategy recommendations to Council for consideration no later than the end of the 2022 calendar year. The resolution also directs the City Manager to bring forth a finalized Master Development Agreement to Council for consideration no later than the end of the 2022 calendar year.

October 21, 2021 - Council approved resolution Nos. 20211021-044 and 20211021-045 directing the City Manager to provide Council an implementation plan and schedule for creating a TIRZ for the Colony Park project.

For More Information:

Ed Van Eenoo, Chief Financial Officer, Financial Services Department, (512) 974-2638; Kim Olivares, Deputy Chief Financial Officer, Financial Services Department, (512) 974-2924.

Additional Backup Information:

The City of Austin, Texas, a Texas home-rule municipality has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act (Act) to designate a contiguous or noncontiguous geographic area within the City corporate limits as a tax increment reinvestment zone to promote development or redevelopment of the area. For a zone to qualify under the Act, the City Council must determine that development or redevelopment within the zone would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate development, or redevelopment, by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

The City proposes to create Tax Reinvestment Zone (Zone) No. 20 to facilitate development, or redevelopment, by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act. The proposed zone is approximately 208 acres of City-owned land as depicted in Exhibit A (map attached) and described via parcel listing attached in Exhibit B. The Colony Park Sustainable Community Council-approved master plan strives to provide a mix of housing (single family and multifamily), commercial space, a

transit center, and a town center. The area suffers from inadequate street and public utility and due to its size, location, and physical characteristics, development will not effectively occur solely through private investment in the foreseeable future. Proposed public improvements include new and refurbished public multi-modal roadways, regional water quality and drainage infrastructure, public water, wastewater, and electrical utilities, streetscapes, parks, trails, and open spaces.

Strategic Outcome(s):

Government that Works for All, Economic Opportunity and Affordability, Mobility, Culture and Lifelong Learning.