

**Lewisville Tax Increment Reinvestment Zone, Number Two
Minutes
June 25, 2009**

1. Call To Order And Announce That A Quorum Present.

The Lewisville Tax Increment Reinvestment Zone, Number Two meeting was called to order by Scott Neeley at 6:44 PM with the following members present:

Scott Neeley (Chairperson)	Ronni Cade
Gene Carey	Gloria Johnson
Matt McCormick	

Absent: Donald Huffines, Jeff Pelletier.
Staff members Nika Reinecke and Sarah McLain were present.
David Hawes from Hawes, Hill, Calderon was also present.

2. Welcome and Introductions.

Nika Reinecke welcomed the Board Members and introduced the Chairperson Scott Neeley. Each Board member introduced themselves to the Board. Nika Reinecke also introduced David Hawes from Hawes, Hill, Calderon who is consulting on the project.

3. Overview of Tax Increment Financing and TIRZ No. 2.

Nika Reinecke presented an overview of tax increment financing and the TIRZ No. 2 projects to the Board. The presentation included a description of tax increment financing, the boundary of TIRZ No. 2, and the improvements to be funded by TIRZ No. 2. The presentation also included an overview of the development as a mixed use development located near the Hebron/121 DCTA transit station that includes public amenities and a resort style environment. Nika Reinecke also described the details of the land swap between the City of Lewisville and the developer. Nika Reinecke explained to the Board that the improvements funded by the Zone are all public improvements and that the developer is covering the cost for the private development. The estimated cost of the improvements to the Zone as well as the projected revenue of the Zone was presented to the Board. The presentation also described the improvements to be made at the cost of the developer.

4. Consideration and Approval of Project and Finance Plans.

Nika Reinecke presented the proposed project plan and the finance plan for the Zone. Nika Reinecke summarized the improvements in the project plan to be covered by the Zone. In reviewing the finance plan, Nika Reinecke explained that the developer will front the money for the public improvements in the project plan and will subsequently be reimbursed by the City from the TIRZ as funds are available. Nika Reinecke

reviewed the public improvements to be paid for by the Zone and those that would be paid for by the developer. The project plan states that \$9.8 million of TIRZ project costs will be borne by the developer while \$21.4 million are to be paid for by the City through the TIRZ. In addition, the project plan shows \$12.1 million of non-project costs paid for by the developer. David Hawes mentioned that although the duration of the Zone is until 2037 in the finance plan, the Zone can be terminated earlier if the public improvements are paid for before that time. David Hawes suggested that the ad valorem projections for the project be moved out one year due to delays. Nika Reinecke and the Board agreed with Mr. Hawes to move the ad valorem projections forward one year. The Board discussed whether the approval of the project plan should wait until the Development Agreement is ready to be approved. The Board decided that the project plan and finance plan stand alone and can be approved at this time.

Ronni Cade moved and Gene Carey seconded that the Project Plan and Finance Plan be approved under the condition that ad valorem projections are moved out one year. The motion passed 5-0.

5. Consideration and Approval of the TIRZ No. 2 Development Agreement.

Nika Reinecke stated that the Development Agreement is not ready for approval at this time because the agreement is not yet finalized and staff is awaiting additional attachments from the developer. However, the agreement is included on the agenda for discussion and questions from the Board. Nika Reinecke suggested that approval of the Agreement be tabled until staff receives the final copy from the developer.

Matt McCormick moved and Gloria Johnson seconded that the TIRZ No. 2 Development agreement be tabled until it is signed by the developer. The motion passed 5-0.

6. Consideration and Approval of the TIRZ No. 2 Annual Budget.

Staff briefly described the FY 2009-2010 budget for the Zone. Nika Reinecke explained that the expenses to the Zone will not be incurred until future years. Therefore the budget for the 2009-2010 fiscal year only shows estimated revenues to the Zone. David Hawes recommended that the date the base value is established in the budget should be changed from October, 2008 to January 1, 2008. Staff agreed to change the date of the establishment of the base value in the budget from October, 2008 to January 1, 2008. There was no further discussion on this item.

Ronni Cade moved and Matt McCormick seconded that the TIRZ No. 2 Annual Budget be approved as discussed. The motion passed 5-0.

7. Adjournment.

Gene Carey moved and Matt McCormick seconded that the meeting be adjourned.
The motion passed 5-0.

The Lewisville Tax Increment Reinvestment Zone, Number Two approved these minutes on September 22, 2009.

Respectfully submitted,

Approved,

Nika Reinecke
Economic Development Director

Scott Neeley
Chairperson