



# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**FOR COMPTROLLER USE ONLY**

Log year

TIF ID#

Date rec'd

Complete  Back-up Incomplete

No Back-up  No Form Submitted

**PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.**

Please fill out the complete form and attach other documentation (See *Instructions on page 2.*)

**STEP 1: Contact Information**

City of League City

Designating City or County

Allena Portis

Finance Director

Contact Person

Title

300 West Walker

Current Mailing Address (number and street)

League City

77573

City

County

ZIP Code

281-554-1359

281-554-1354

allena.portis@leaguecitytx.gov

Phone (area code and number)

Fax Number

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

- TIF Reinvestment zone name: Tax Increment Reinvestment Zone Number Four, City of League City, Texas
- Report for fiscal year beginning 10/01/2016 and ending 09/30/2017
- Size of the reinvestment zone in acres: ..... 500
- Has the size of the zone increased or decreased since creation?:  Yes  No
- Property types:  Residential  Commercial/Industrial
- Types of improvement projects (check all that are in progress or have been completed):
  - Public Projects
    - Public Buildings and Facilities  Roadwork
    - Water/Sewer and Drainage  Parks  Other Infrastructure: \_\_\_\_\_
  - Other Projects
    - Facade Renovation  Parking  Historical Preservation
    - Transit  Affordable Housing  Economic Development  Other: \_\_\_\_\_
- TIF fund balance: ..... \$ 593,145.06
- List of fund revenues:
  - Total tax increments received ..... \$ 374,243.00
  - Sales tax increments ..... \$ \_\_\_\_\_
  - Loans ..... \$ \_\_\_\_\_
  - Sale of bonds ..... \$ 4,445,421.00
  - Sale of property ..... \$ \_\_\_\_\_
  - Other ..... \$ 2,793.00

**TOTAL ANNUAL REVENUES** \$ 4,822,457.00

9. List of fund expenditures:		
Administrative .....	\$	13,755.00
Property purchased .....	\$	
Public improvements .....	\$	4,151,325.00
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	66,849.00
<b>TOTAL ANNUAL EXPENDITURES</b>		<b>\$ 4,231,929.00</b>
10. Bonded indebtedness:		
Principal due .....	\$	4,100,000.00
Interest due .....	\$	1,354,413.33
11. Reinvestment zone values:		
Tax increment base .....	\$	31,680.00
Current captured appraised value .....	\$	66,856,825.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*[Handwritten Signature]*  
Authorized Signature

Finance Director  
Title

1/16/18  
Date

## Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts  
Economic Development & Analysis Division  
Post Office Box 13528  
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

**Step 1: Contact information**

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

**Step 2: Tax Increment Reinvestment Zone Information**

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

**Step 3: Signature of Person Completing Form**

The person signing the report should be the same person listed in Step 1 as the contact person.

Tax Increment Reinvestment Zone #4 Annual Report - Fiscal Year 2017  
Pursuant to Chapter 311, Section 16

City/TIRZ	County	Year Zone Created	Participating Taxing Units	Tax Year	Tax Increment Base and Current Captured Appraised Value Retained by the Zone	Values
Reinvestment Zone Number Four, City of League City	Galveston	2003	City of League City - 75% Galveston County - 62.5%	2016	Base Value Taxable Value Captured Value	\$ 31,680 \$ 66,888,505 \$ 66,856,825

Amount and Source of Revenue in the Tax Increment Fund	Revenue		Amount and Purpose of Expenditures From the Fund		Amount of Principal and Interest Due on Outstanding Bonded Indebtedness	Fund Activity for the Fiscal Year	Amount
City Tax Increment Payment	\$	285,257	Administrative & Legal Fees	\$	2017 CO	Beginning Fund Balance **	2,618
County Increment Payment	\$	88,986	Developer Reimbursements	\$	Principal - \$4,100,000	Revenues	4,822,457
Bond Proceeds	\$	4,445,421	Bond Issuance Costs	\$	Interest - \$1,354,413.33	Expenditures	(4,231,929)
Interest	\$	2,793			Total - \$5,454,413.33	Ending Fund Balance	593,145
<b>Total</b>	<b>\$</b>	<b>4,822,457</b>	<b>Total</b>	<b>\$</b>			

Duration of the Zone - January 1, 2003 - December 31, 2032 or earlier if all project costs and interest have been paid in full.

Tax Increment Base Year - Taxable Value was \$31,680 as of January 1, 2003. Increment to be paid from March 2007 - March 2033.

Participants - The City participates at 75%. Galveston County will contribute 62.5% for 12 years beginning from tax year beginning January 1, 2007 - December 31, 2018.

\*\*Beginning fund balance represents adjusting revenue entry to correct fund balance for FY16.

Fiscal Year	Revenue			Expenses				Bond Issuance Costs	Activity for the Year	Ending Cash Balance
	City Increment	County Increment	Bond Proceeds	Interest	Hawes Hill	McCall Gibson	Developer			
FY2007	10,109.99								10,109.99	10,109.99
FY2008	26,846.53	21,987.14		264.64					49,098.31	59,208.30
FY2009	35,011.92	20,384.08		512.83					55,908.83	115,117.13
FY2010	32,899.90	30,612.02		276.27					63,788.19	178,905.32
FY2011	29,669.57			243.24					29,912.81	208,818.13
FY2012	33,155.62	19,556.30		235.78	(1,872.83)				51,074.87	259,893.00
FY2013	47,833.99	30,770.54		266.32	(750.00)	(5,000.00)	(325,000.00)		(251,889.15)	8,003.85
FY2014	89,497.85	62,706.97		5.75	(5,124.70)		(150,000.00)		(2,914.13)	5,089.72
FY2015	167,993.60	120,792.87		11.83	(1,529.15)		(275,000.00)		12,269.15	17,358.87
FY2016	242,098.94	189,139.78		246.04	(4,839.60)		(441,386.46)		(14,741.30)	2,617.57
FY2017	285,256.95	88,986.11	4,445,420.55	2,792.95	(9,255.25)	(4,500.00)	(4,151,324.65)	(66,849.17)	590,527.49	593,145.06
<b>Ending Cash Balance as of 09/30/2017</b>										
									<b>One Year Debt Service Reserve</b>	
									<b>Funds available for Developer</b>	
									\$ (371,013.33)	
									\$ 222,131.73	

County participates at 62.5% beginning 01/01/07 - 12/31/15 - 9 years  
 01/12/16 Interlocal amended - County participates 25% from 01/01/16 - 12/31/32 - 17 years  
 City participates at 75%

	Amount Due to Developer				Total
	Date	Cost	Interest	Total	
Approved Expenditures	9/27/2013	1,233,885.11	460,770.57	1,694,655.68	
	4/19/2017			4,151,325.00	
	11/15/2017	485,440.25	4,508.83	489,949.08	
Payment to Developers	10/24/2013			(325,000.00)	
	5/9/2014			(150,000.00)	
	5/8/2015			(275,000.00)	
	6/3/2016			(441,386.46)	
	7/17/2017			(4,151,324.65)	
<b>Amount due to Developer</b>				<b>993,218.65</b>	

Developer still has to do all of League City Parkway and another section of Maple Leaf.  
 Interest is calculated through 09/27/2013. Interest runs from date of completion to the lesser of repayment date or 5 years.

	Base Year Taxable Value	Current Year Taxable Value	Incremental Value
FY2007	31,680	2,245,870	2,214,190
FY2008	31,680	5,911,340	5,879,660
FY2009	31,680	7,441,610	7,409,930
FY2010	31,680	7,011,485	6,979,805
FY2011	31,680	6,453,666	6,421,986
FY2012	31,680	7,290,607	7,258,927
FY2013	31,680	10,753,779	10,722,099
FY2014	31,680	20,011,095	19,979,415
FY2015	31,680	37,611,817	37,580,137
FY2016	31,680	56,549,927	56,518,247
FY2017	31,680	66,888,505	66,856,825

City 2016 tax year estimate	2016 Increment
66,856,825	0.0057 tax rate
381,084	0.75 % participation
\$ 285,813	est. Tax increment
County's 2016 tax year est	% participation
\$ 90,000.00	dropped to 25%