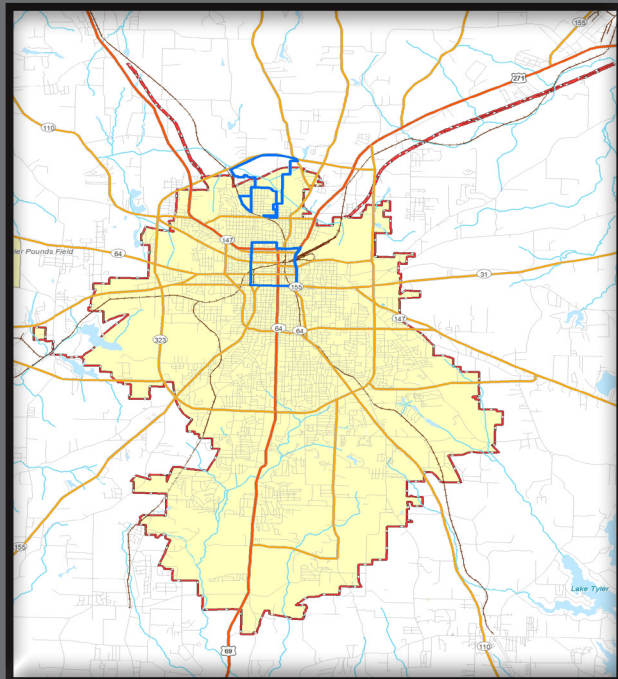


City of Tyler Tax Increment Reinvestment Zone Annual Report FY 2019



ANNUAL REPORT REQUIREMENTS



Annual Report Requirements

Texas state law requires the governing body of the municipality that created the TIRZ to submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone. The report must be provided within 150 days of the end of the city's fiscal year. The report must include the following items:

1. The amount and source of revenue in the tax increment fund established for the zone;
2. The amount and purpose of expenditures from the fund;
3. The amount of principal and interest due on outstanding bonded indebtedness;
4. The tax increment base and current captured appraised value retained by the zone;
5. The captured appraised value shared by the city and other taxing units;
6. The total amount of tax increments received; and
7. Any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city.

A copy of the above report must be sent to the Texas State Comptroller's Office.

What is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a tool to help finance public improvements and development projects within a defined area. A municipality makes an area eligible for TIF by designating it a Tax Increment Reinvestment Zone (TIRZ). Within the designated zone all of the incremental tax revenue growth flows to an established tax increment fund to help pay for public improvements within the zone.

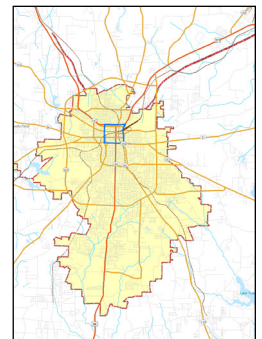
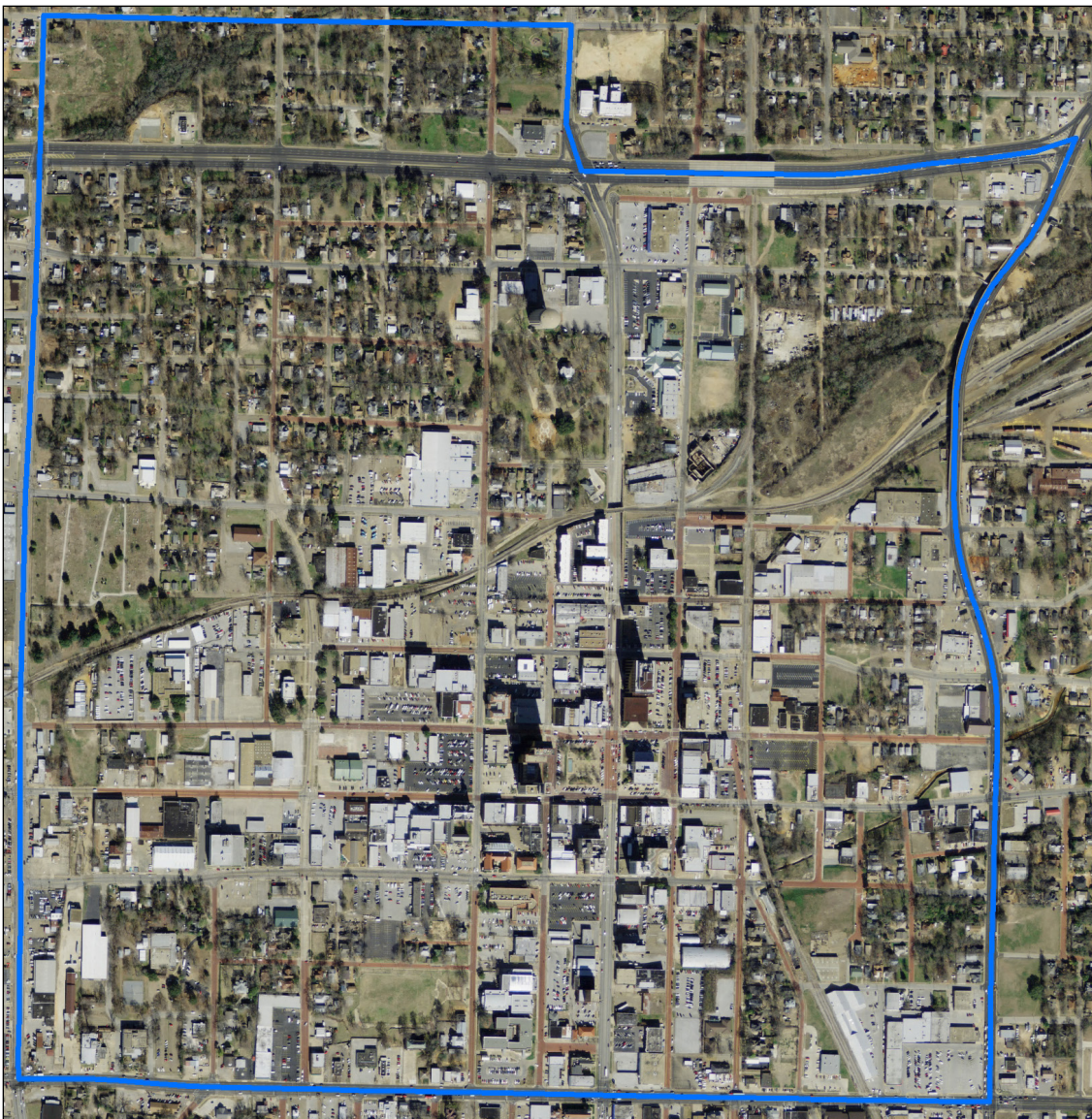
Following incremental growth in property values, and the collection of tax revenue in the established TIRZ fund, the TIRZ board and the City Council disburse funds to promote revitalization efforts within the zone.

While TIRZ's are generally established by cities, other taxing jurisdictions such as a county or junior college are allowed to participate in the zone at their own discretion.

TYLER TAX INCREMENT REINVESTMENT ZONE #4

The City of Tyler Tax Increment Reinvestment Zone (TIRZ) Number Four (TIRZ #4) was established on September 28, 2016 and consists of approximately 574.64 acres of land located in the City's central core. City of Tyler TIRZ #4 is bounded by W. Queen Street to the north, Palace Avenue to the west, Front Street to the south, and Beckham Avenue on the eastern border.

While the site holds great potential due to its location, it lacks the infrastructure necessary to support commercial and residential development. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



TIRZ #4 Boundary

TYLER TAX INCREMENT REINVESTMENT ZONE #4

Board of Directors

Martin Heines (Chairperson)
City Mayor

Bob Westbrook
City Council Member

Darryl Bowdre
City Council Member

Don Warren
City Council Member

JoAnn Hampton
County Commissioner

Jeff Warr
County Commissioner

Leonardo Brown
County

David Hudson
Tyler Junior College

Sarah Van Cleef
Tyler Junior College Board

Tax Increment Revenue Overview

The City of Tyler TIRZ #4 base value was established in 2016 with a real property taxable value base of \$97,124,075. The City of Tyler has chosen to contribute 100% of their incremental tax revenue to the TIRZ fund for a period of 30 years, while Smith County and Tyler Junior College have agreed to contribute 50% of their incremental tax revenue to the TIRZ for years 1-5, and 75% of their incremental tax revenue for years 6-20.

Fiscal Year 2019 runs from October 1, 2018 to September 30, 2019. The total incremental revenue for TIRZ #4 collected in FY 2019 was \$0, based on the values for the 2018 tax year that were less than the base year value resulting in \$0 captured appraised value.

In FY 2019 TIRZ #4 had \$0 in administrative expenses.

The current fund balance for TIRZ #4 is \$4,597.71.

FY 19 TIRZ Summary

Base Value	
Real Property	
City of Tyler	\$97,124,075
Smith County	\$97,918,118
TJC	\$97,999,007

2018 Tax Year	
Real Property	
City of Tyler	\$94,903,769
Smith County	\$95,408,657
TJC	\$95,517,845

Captured Appraised Value	
Real Property	
City of Tyler	\$0
Smith County	\$0
TJC	\$0

Incremental Revenue	
Real Property	
City of Tyler	\$0
Smith County	\$0
TJC	\$0

2018 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Tyler	0.244452	100%	0.244452
Smith County	0.337311	50%	0.1686555
Tyler Junior College	0.199926	50%	0.099963
Tyler ISD	1.405000	0%	0
TOTAL	2.186689	-	0.5130705

2018 Taxing Jurisdiction Contributions

	Total Participation	Participation	Percentage of Total	TIRZ Contribution
City of Tyler	0.5130705	0.244452	47%	\$0
Smith County	0.5130705	0.1686555	33%	\$0
Tyler Junior College	0.5130705	0.099963	20%	\$0
Tyler ISD	0.5130705	0.000000	0%	\$0
TOTAL	-	0.5130705	100.00%	\$0

