



## Legislation Text

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**File #:** 24-374, **Version:** 1

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** February 28, 2024  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Majed Al-Ghafry

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### **SUBJECT**

A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

### **BACKGROUND**

During FY 2021-2022, the City had 19 active tax increment financing (TIF) districts. State law (the Tax Increment Financing Act, Texas Tax Code, Section 311.016, as amended) requires that the City Council, as the City's governing body submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. On December 8, 2010, the City Council authorized Ordinance No. 28074, as amended, establishing Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District). On June 8, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed 2023 certified taxable value was \$1,138,425,870.00. This represents an increase of approximately \$1,138,354,553.00 (1,593,508%) over the 2010 base year value of \$71,437.00. The District's value increased by \$236,331,293.00 (26%) from the previous year's value. This increase in district value over the base year value will result in the collection in 2024 of approximately \$8,469,243.00 (City - \$7,118,643.00; County - \$1,350,600.00) in incremental revenue for the District. The final amount of increment collected may increase as roll back taxes for 2023 are paid.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 8, 2010, the City Council held a public hearing and authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Resolution No. 10-3052; and Ordinance No. 28074, as amended.

On June 8, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Resolution No. 11-1545; and Ordinance No. 28224, as amended.

On January 25, 2024, the Cypress Waters TIF District Board of Directors recommended the FY 2022-2023 Annual Report be accepted and approved.

[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024. <https://cityofdallas.legistar.com/View.ashx?M=F&ID=12640949&GUID=CA06F5ED-0E8E-488E-A040-CA2732F65F12>](https://cityofdallas.legistar.com/View.ashx?M=F&ID=12640949&GUID=CA06F5ED-0E8E-488E-A040-CA2732F65F12)

**FISCAL INFORMATION**

No cost consideration to the City.