

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: WAYLAND  
Local Government Number: 44G418

| Active Urban Renewal Areas | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|----------------------------|-----------|---------------------------------|
| WAYLAND URBAN RENEWAL      | 44001     | 3                               |

**TIF Debt Outstanding:** 1,092,902

| TIF Sp. Rev. Fund Cash Balance<br>as of 07-01-2019: | 28,342 | 0 | Amount of 07-01-2019 Cash Balance<br>Restricted for LMI |
|---|--------|---|---|
|---|--------|---|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 112,799        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>112,799</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 45,000         |
| Non-Rebate Expenditures:      | 78,603         |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>123,603</b> |

| TIF Sp. Rev. Fund Cash Balance<br>as of 06-30-2020: | 17,538 | 0 | Amount of 06-30-2020 Cash Balance<br>Restricted for LMI |
|---|--------|---|---|
|---|--------|---|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 951,761

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## Urban Renewal Area Data Collection

Local Government Name: WAYLAND (44G418)  
 Urban Renewal Area: WAYLAND URBAN RENEWAL  
 UR Area Number: 44001

UR Area Creation Date: 12/1994

UR Area Purpose: To foster commercial, industrial and affordable residential development and to facilitate the proper growth and development of the City.

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| JEFFERSON TWP/WACO SCH/JEFF. TIF INCREMENT   | 440098   | 440099        | 0                    |
| WAYLAND CITY/WACO SCH/WAYL. TIF INCREMENT    | 440032   | 440110        | 4,137,300            |
| WAYLAND CITY AG/WACO SCH/WAYL. TIF INCREMENT | 440044   | 440111        | 0                    |

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 10,561,480   | 45,604,830  | 7,528,705  | 976,470    | 0     | -72,228  | 65,194,332 | 0                    | 65,194,332 |
| Taxable           | 5,928,409    | 25,957,348  | 6,775,834  | 878,823    | 0     | -72,228  | 39,914,498 | 0                    | 39,914,498 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 299        |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

**28,342**

**0**

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 112,799  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 112,799**

Rebate Expenditures: 45,000  
 Non-Rebate Expenditures: 78,603  
 Returned to County Treasurer: 0  
**Total Expenditures: 123,603**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

**17,538**

**0**

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WAYLAND URBAN RENEWAL

### #21 Ind Park East

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Land for new industrial Park      |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

### #24 Cummings Street PH II

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Paving Cummings Street Phase II |
| Classification:      | Roads, Bridges & Utilities      |
| Physically Complete: | Yes                             |
| Payments Complete:   | No                              |

### #26 Splashpad Project

|                      |  |
|----------------------|--|
| Description:         | West Park Improvement-Splashpad/Trail                                  |
|                      | Recreational facilities (lake development, parks, ball fields, trails) |
| Classification:      |  |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Debts/Obligations For WAYLAND URBAN RENEWAL

### #21 Res. #2013-17 Ind Park East

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 164,000    |
| Interest:              | 0          |
| Total:                 | 164,000    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/04/2013 |
| FY of Last Payment:    | 2023       |

### #24 Res. #2017-19 Cummings PH II

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 465,000        |
| Interest:              | 30,527         |
| Total:                 | 495,527        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/01/2017     |
| FY of Last Payment:    | 2025           |

### #26 Res. #2020-07 West Park

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 400,000        |
| Interest:              | 33,375         |
| Total:                 | 433,375        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 03/04/2020     |
| FY of Last Payment:    | 2028           |

## Non-Rebates For WAYLAND URBAN RENEWAL

|                         |                                 |
|-------------------------|---------------------------------|
| TIF Expenditure Amount: | 0                               |
| Tied To Debt:           | #21 Res. #2013-17 Ind Park East |
| Tied To Project:        | #21 Ind Park East               |

|                         |                                     |
|-------------------------|-------------------------------------|
| TIF Expenditure Amount: | 78,603                              |
| Tied To Debt:           | #24 Res. #2017-19 Cummings PH<br>II |
| Tied To Project:        | #24 Cummings Street PH II           |

|                         |                             |
|-------------------------|-----------------------------|
| TIF Expenditure Amount: | 0                           |
| Tied To Debt:           | #26 Res. #2020-07 West Park |
| Tied To Project:        | #26 Splashpad Project       |

## Rebates For WAYLAND URBAN RENEWAL

### #21 Industrial Park East

|                               |  |
|-------------------------------|--|
| TIF Expenditure Amount:       | 45,000                                   |
| Rebate Paid To:               | Wayland Economic Development Corporation |
| Tied To Debt:                 | #21 Res. #2013-17 Ind Park East          |
| Tied To Project:              | #21 Ind Park East                        |
| Projected Final FY of Rebate: | 2023                                     |

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### TIF Taxing District Data Collection

Local Government Name: WAYLAND (44G418)  
 Urban Renewal Area: WAYLAND URBAN RENEWAL (44001)  
 TIF Taxing District Name: JEFFERSON TWP/WAC0 SCH/JEFF. TIF INCREMENT  
 TIF Taxing District Inc. Number: 440099

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/1994 |

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 9,889,480    | 10,054,260  | 597,090    | 99,830     | 0     | -9,260   | 20,705,960 | 0                    | 20,705,960 |
| Taxable           | 5,551,201    | 5,722,683   | 537,381    | 89,847     | 0     | -9,260   | 11,947,773 | 0                    | 11,947,773 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 45         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 6,827,190         | 11,947,773          | 0              | 11,947,773         | 300,370                    |

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WAYLAND (44G418)  
 Urban Renewal Area: WAYLAND URBAN RENEWAL (44001)  
 TIF Taxing District Name: WAYLAND CITY/WACO SCH/WAYL. TIF INCREMENT  
 TIF Taxing District Inc. Number: 440110

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/1994 |

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 35,550,570  | 6,931,615  | 876,640    | 0     | -62,968  | 43,816,372 | 0                    | 43,816,372 |
| Taxable           | 0            | 20,234,665  | 6,238,453  | 788,976    | 0     | -62,968  | 27,589,517 | 0                    | 27,589,517 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 254        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 16,229,670        | 27,589,517          | 4,137,300      | 23,452,217         | 659,337                    |

FY 2020 TIF Revenue Received: 112,799

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**TIF Taxing District Data Collection**

Local Government Name: WAYLAND (44G418)  
 Urban Renewal Area: WAYLAND URBAN RENEWAL (44001)  
 TIF Taxing District Name: WAYLAND CITY AG/WACO SCH/WAYL. TIF INCREMENT  
 TIF Taxing District Inc. Number: 440111

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/1994 |

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 672,000      | 0           | 0          | 0          | 0     | 0        | 672,000 | 0                    | 672,000 |
| Taxable           | 377,208      | 0           | 0          | 0          | 0     | 0        | 377,208 | 0                    | 377,208 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 169,745           | 377,208             | 0              | 377,208            | 8,965                      |

FY 2020 TIF Revenue Received: 0