

Annual Report TIRZ

TIRZ Zone Name: **Tax Increment Reinvestment Zone 3**

Lead Taxing Unit Name: **City of Farmers Branch**

Report for Fiscal Year (YYYY): **2025**

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?: **No**

Property Type **Both**

Types of Improvement Projects (Check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Public Buildings and Facilities | <input checked="" type="checkbox"/> Roadwork | <input type="checkbox"/> Economic Development |
| <input type="checkbox"/> Infrastructure | <input checked="" type="checkbox"/> Water/Sewer and Drainage | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Façade Renovation | <input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Historical Preservation |
| <input type="checkbox"/> Transit | <input type="checkbox"/> Other | |

TIF Fund Balance (End of Fiscal Year): **\$2,886,675.90**

List of Fund Revenues

Total Tax Increments Received:	\$4,515,581.47	Sales Tax Increments:	
Loans:		Sale of Bonds:	
Sale of Property:		Other Fund Revenue:	
		TOTAL ANNUAL REVENUES:	\$4,515,581.47

List of Fund Expenditures

Administrative:		Property Purchased:	
Public Improvements:		Facade Renovations:	
Parking:		Historic Preservation:	
Transit:		Affordable Housing:	
Economic Development Programs:		Other Fund Expenditure:	\$1,628,905.57
		TOTAL ANNUAL EXPENDITURES:	\$1,628,905.57

Bonded Indebtedness

Principal Due: **\$0.00**

Interest Due: **\$0.00**

TOTAL DEBT: \$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
SubZone 1	\$9,283,887.00	\$1,041,445,873.00	\$1,050,729,760.00
Grand Total	\$9,283,887.00	\$1,041,445,873.00	\$1,050,729,760.00

Tax Increment Reinvestment Zone #3 Annual Report

October 1, 2024 – September 30, 2025

City of Farmers Branch

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**TAX INCREMENT REINVESTMENT ZONE #3
CITY OF FARMERS BRANCH**

Annual Report

Table of Contents

<i>I.</i>	<i>INTRODUCTION</i>	<i>1</i>
<i>II.</i>	<i>TIRZ REVENUES</i>	<i>1</i>
<i>III.</i>	<i>TIRZ EXPENDITURES</i>	<i>1</i>
<i>IV.</i>	<i>DEBT SERVICE</i>	<i>1</i>
<i>V.</i>	<i>ASSESSED VALUES</i>	<i>1</i>

I. INTRODUCTION

The City of Farmers Branch Tax Increment Reinvestment Zone #3 (“TIRZ #3”) was created on November 1, 2016 pursuant to Ordinance No. 3400 adopted by the City Council of the City of Farmers Branch (“City Council”) as authorized by Chapter 311 of the Texas Tax Code (the “Act”). TIRZ #3 was created to finance the construction of certain public improvements within the TIRZ boundary to encourage private development that would yield additional tax revenue to all local jurisdictions. TIRZ #3 is located in the southwestern part of the City of Farmers Branch (the “City”). The TIRZ boundary encompasses approximately 397.57 acres. The project and financing plan outlines the funding of \$57,762,742 in public improvements related to paving, sewer, and water and drainage improvements. The TIRZ will fund these improvements through the contribution of a portion of the City’s ad valorem tax receipts.

II. TIRZ REVENUES

As shown in (V) below, the total captured incremental appraised value of the property within TIRZ #3 during the year was \$1,041,445,873. As of the end of Fiscal Year ending 2025, the TIRZ revenues collected and deposited in the TIRZ #3 Fund was \$4,515,581, which represents 100% of TIRZ #3 revenues billed for Fiscal Year 2025.

III. TIRZ EXPENDITURES

The TIRZ expenditures paid during Fiscal Year 2025 from available TIRZ revenues are \$1,628,906, representing 40% of the TIRZ revenues collected for tax year 2023.

In Fiscal Year 2025, there were no TIRZ expenditures directly funded with TIRZ revenues collected in Fiscal Year 2025 as shown above in Section II. The TIRZ revenues shown in Section II above are anticipated to be disbursed before the end of fiscal year ending 2026.

IV. DEBT SERVICE

There is no bonded indebtedness for TIRZ #3. The TIRZ revenues collected will be used to partially reduce annual assessments to be collected for the Mercer Crossing Public Improvement District (the “PID”).

V. ASSESSED VALUES

The total base year (2016) assessed value of the property within TIRZ #3 was \$9,283,887. The 2025 total appraised value of the property within TIRZ #3 was \$1,050,729,760. As a result, the increase in the total appraised value (“Incremental Appraised Value”) for the year was \$1,041,445,873.