



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER CO#143553

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DATE: 08/06/2024

**SUBJECT: RECEIVE AND FILE THE AUDITOR'S REPORT REGARDING TAX  
INCREMENT FINANCING PAYMENTS FOR TAX YEAR 2023**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court receive and file the Auditor's Report regarding Tax Increment Financing (TIF) Payments for Tax Year (TY) 2023.

**BACKGROUND**

Tarrant County participates in several TIF Districts with other governmental entities through Interlocal Agreements (ILA). TIF is an economic development tool used by local governments to finance public improvements within a defined geographic area. During TY 2023, the County participated in thirty-three (33) agreements. Annually, the Auditor's Office calculates the TIF payments using the assessed property value data provided by the Tarrant Appraisal District and collections recorded by the Tarrant County Tax Office.

**FISCAL IMPACT**

TIF payments to the entities totaled \$8,473,397.66 for TY 2023. The City of Benbrook distributed unencumbered funds to all participants after closing out the TIF. The County's proportionate share totaled \$713,495.92.

SUBMITTED BY:	Auditor Office	PREPARED BY: APPROVED BY:	Julie K. Hillhouse Kimberly M. Buchanan
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Kimberly M. Buchanan, CPA  
Tarrant County Auditor

Linda R. Castillo  
First Assistant County Auditor



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July 05, 2024

The Honorable District Judges  
The Honorable Commissioners Court  
Tarrant County, Texas

Re: Auditor's Report – Tax Increment Financing Payments, Tax Year 2023

Tarrant County participates in several Tax Increment Financing (TIF) Districts with other governmental entities through Interlocal Agreements. TIF is an economic development tool used by local governments to finance public improvements within a defined geographic area. For the year a TIF District is created, the assessed taxable value of real property within the district is generally frozen for the duration of the agreement. The subsequent development and redevelopment of properties within the district increases taxable appraised values. The incremental taxes collected are returned to the entity that initially financed the improvements, (e.g., city contributions, city bond fund or developer advances). The Texas Property Tax Code, Chapter 311 governs Tax Increment Financing. The TIF contribution is recorded as a reduction of tax revenue.

The County began participating in the first TIF zone in 1996. The Commissioners Court approved the Tarrant County Tax Increment Financing Policy on November 17, 1998. During Tax Year (TY) 2023, the County participated in 33 agreements. See **Attachment A**, which illustrates the County's participation.

Annually, the Auditor's Office calculates the TIF payments using the assessed property value data provided by the Tarrant Appraisal District and collections recorded by the Tarrant County Tax Office. As of July 3, 2024, TIF payments processed and approved by Commissioners Court totaled \$8,473,397.66. The City of Benbrook distributed unencumbered funds to all participants after closing out the TIF. The County's proportionate share totaled \$713,495.92.

If you have any questions concerning this report, please do not hesitate to call.

Sincerely,

A black rectangular redaction box covers the signature of Kimberly M. Buchanan, CPA.

Kimberly M. Buchanan, CPA  
Tarrant County Auditor

*Distribution:* Chandler Merritt, County Administrator  
Maegan South, Economic Development Manager

**Attachment A**

<b>TIF District</b>	<b>Participation Rate</b>	<b>Taxes Forgone During 2023</b>
Arlington TIF #1 (Downtown) - M&O Only	70%	\$ 400,899.67
Arlington TIF #5 (Arlington Entertainment Area)	70%	857,134.77
Arlington TIF #6 (Viridian) & 6A (Expanded)	75%	2,247,841.77
Arlington TIF #7 (International Corridor) - M&O Only	70%	170,773.61
Azle TIF #1	50%	106,060.45
Bedford TIF #1 & 1A (Expanded)	50%	15,385.16
Crowley TIF #1 & 1A (Expanded)	75%	120,520.58
Eules TIF #3 (Glade Parks)	75%	493,951.17
Eules TIF #4 (Midtown)	75%	223,081.39
Everman TIF #1	50%	23,149.80
Fort Worth TIF #6 (Riverfront) **	100%	0.00
Fort Worth TIF #9 (Trinity River Vision) & 9A Expanded	80%	1,273,046.43
Fort Worth TIF #10 (Lone Star) & 10A Expanded	50%	195,803.00
Fort Worth TIF #12 (East Berry Renaissance)	100%	258,815.51
Fort Worth TIF #13 (Woodhaven)	80%	124,208.26
Fort Worth TIF #14 (Trinity Lakes)	50%	304,386.19
Fort Worth TIF #15 (Stockyards)	50%	319,753.39
Grand Prairie TIF #1	50%	225.39
Haltom City TIF #1	75%	125,523.52
Haltom City TIF #2	50%	51,066.64
Haslet TIF #1	50%	130,664.51
Keller TIF #2	50%	76,106.09
Kennedale TIF #1	75%	39,001.68
Mansfield TIF #1 (The Reserve)	30%	384,837.30
Mansfield TIF #2 (Historic Mansfield)	75%	231,492.12
Mansfield TIF #3 (Starlin Ranch)* & **	50%	0.00
North Richland Hills TIF #3	25%	11,449.05
Richland Hills TIF #1	75%	53,244.55
River Oaks TIF#1	75%	28,580.86
Saginaw TIF #1	50%	23,046.61
Sansom Park TIF #1	80%	116,872.08
Trophy Club TIF #1	60%	19,902.26
White Settlement TIF#1	50%	46,573.85
<b>Total Paid</b>		<b>\$8,473,397.66</b>

\*New for TY2023

\*\*Decrement value – the assessed taxable value is less than the year in which the TIF District was created.