



CITY OF NORTH RICHLAND HILLS
TAX INCREMENT REINVESTMENT ZONE NO. 3 AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, DECEMBER 8, 2025

REGULAR MEETING: 4:30 PM

Held in the Council Workroom

A. CALL TO ORDER

B. PUBLIC COMMENTS

An opportunity for citizens to address the Tax Increment Reinvestment Zone No. 3 Board on matters which are scheduled on this agenda for consideration by the Board, but not scheduled as a public hearing. In order to address the Tax Increment Reinvestment Zone No. 3 Board during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Tax Increment Reinvestment Zone No. 3 meeting.

C. ACTION ITEMS

C.1 [Approve minutes of the November 11, 2024 Tax Increment Reinvestment Zone No. 3 Board meeting.](#)

C.2 [Consider the appointment of the Vice-Chair and Secretary for the Tax Reinvestment Zone Number 3, each to serve two-year terms beginning January 1, 2026 and ending December 31, 2027.](#)

C.3 [Review and accept the North Richland Hills Tax Increment Reinvestment Zone No. 3 Annual Report for 2025.](#)

D. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills City Council was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on December 2, 2025 by 4:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.



TAX INCREMENT REINVESTMENT ZONE NUMBER 3 MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 8, 2025
SUBJECT: Approve minutes of the November 11, 2024 Tax Increment
Reinvestment Zone No. 3 Board meeting.
PRESENTER: Trudy J. Lewis, Assistant City Manager

GENERAL DESCRIPTION:

The action minutes for the previous Board meeting are placed on the agenda for review and approval. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve minutes of the November 11, 2024 Tax Increment Reinvestment Zone No. 3 Board meeting.

**MINUTES
CITY OF NORTH RICHLAND HILLS, TEXAS
TAX INCREMENT REINVESTMENT ZONE NUMBER 3
BOARD OF DIRECTORS MEETING
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, NOVEMBER 11, 2024
5:00 P.M.**

Present:

- | | |
|-----------------------------|--|
| • Jack McCarty, Chair | Mayor, North Richland Hills |
| • Kelvin Deupree, Secretary | Councilmember, North Richland Hills |
| • Tito Rodriquez | Councilmember, North Richland Hills |
| • Ricky Rodriguez | Councilmember, North Richland Hills |
| • Suzy Compton | Councilmember, North Richland Hills |
| • Matt Blake | Councilmember, North Richland Hills |
| • Blake Vaughn | Councilmember, North Richland Hills |
| • Russ Mitchell | Councilmember, North Richland Hills |
| • Kathryn Rotter | Executive Administrator Programs and Outreach,
Office of Gary Fickes, Northeast Sub Courthouse,
Commissioner Precinct #3 |

Others Present:

- | | |
|---------------------|-----------------------------------|
| • Paulette Hartman | City Manager |
| • Alicia Richardson | City Secretary |
| • Cara White | City Attorney |
| • Jay Patel | Director of Finance |
| • Craig Hulse | Director of Economic Development |
| • Stefanie Martinez | Director of Neighborhood Services |
| • Trudy Lewis | Assistant City Manager |
| • Caroline Waggoner | Assistant City Manager |
| • Mary Peters | Communications Director |
| • Boe Blankenship | Public Works Director |

Members Absent:

- None

**A.
CALL TO ORDER**

Chairman Jack McCarty called the meeting to order at 5:00 p.m.

**B.
PUBLIC COMMENTS**

No Public Comments were made or received at this time.

**C.1
APPROVE MINUTES OF THE NOVEMBER 13, 2023 TAX INCREMENT
REINVESTMENT ZONE NO. 3 BOARD MEETING**

Board Member Suzy Compton moved to approve the minutes. Board Member Russ Mitchell seconded the motion.

The motion to approve carried 9-0.

**C.2
DISCUSS AND ACCEPT THE NORTH RICHLAND HILLS TAX INCREMENT
REINVESTMENT ZONE NUMBER 3 ANNUAL REPORT FOR 2024.**

Director of Finance Jay Patel made a brief presentation on the Annual Report of the TIF #3 for 2024. Each Tax Increment Reinvestment Zone is required to submit an annual report, to its Board and to the State, detailing its financial activities for the year. A summary of the financial report for the year is shown below:

TAX INCREMENT REINVESTMENT ZONE NUMBER 3

**Tax Increment Revenue Contribution By Year By Entity
For the Perioding Ending September 30, 2024**

Amount & Source of Revenue in the Tax Increment Fund FY 2024:

Property Tax Increment Revenue Collected	\$44,811.48
Total Revenues in Fiscal Year 2024:	<u>\$44,811.48</u>

Amount and Purpose of Expenditures of the Fund FY 2024:

TIF 3 Annual Contribution to City Point PID	\$19,503.20
TIF 3 Expenses	\$352.93
Total Fund Expenditures in Fiscal Year 2024:	<u>\$19,856.13</u>

Captured Appraised Value by Taxing Entity and Total Amount of Tax Increment Revenue

	Tax Year	Fiscal Year	Taxing Unit	
			City of NRH	Tarrant County
Taxable Value	2023	2024	\$29,872,943	\$29,990,758
Base Year Appraised Value	2019	2020	\$6,348,296	\$6,348,296
Captured Increment Value	2023	2024	\$23,524,647	\$23,642,462

Economic Development Director Craig Hulse presented information regarding the status of projects included in the zone.

After some discussion on the current status of the City Point development, Board Member Blake Vaughn moved to accept the Annual Report for North Richland Hills Tax Increment Reinvestment Zone Number 3 for the period ending September 30, 2024. Member Tito Rodriquez seconded the motion, which was approved 9-0.

**D.
ADJOURNMENT**

Chair Jack McCarty adjourned the meeting at 5:23 p.m.



TAX INCREMENT REINVESTMENT ZONE NUMBER 3 MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 8, 2025

SUBJECT: Consider the appointment of the Vice-Chair and Secretary for the Tax Reinvestment Zone Number 3, each to serve two-year terms beginning January 1, 2026, and ending December 31, 2027.

PRESENTER: Trudy J. Lewis, Assistant City Manager

SUMMARY:

The Board of Directors is asked to appoint a Vice-Chair and Secretary.

GENERAL DESCRIPTION:

In accordance with the Bylaws for the Tax Increment Reinvestment Zone Number 3, the Board of Directors is to appoint the officers for Vice-Chairperson ("the Vice-Chair"), and Secretary. Each will serve a two-year term. Mason Orr was appointed Vice-Chair and Kelvin Deupree was appointed Secretary at the November 13, 2023, TIF 3 Board Meeting.

The Vice-Chair shall be a member of the Board, shall have such powers and duties as may be assigned by them by the Board, shall exercise those powers and duties, and shall exercise the powers of the Chair during that officer's absence or inability to act. Any action taken by the Vice-Chair in the performance of the duties of the Chair shall be conclusive evidence of the absence or inability to act of the Chair at the time such action was taken.

The Secretary shall keep the minutes of all meetings and shall have charge of records, documents and instruments as the Board may direct, all of which shall at all reasonable times be open to inspection, and he/she shall in general perform all duties incident to the office of Secretary subject to the control of the City Council and the Board. If a Board member is named Secretary, a member of the city of North Richland Hills staff will be designated to assist in the performance of these functions on their behalf. City staff is responsible for providing notice of meetings and preparing meeting agendas.

The term of these appointments would be for a period of two years, beginning on January 1, 2026 and concluding on December 31, 2027.

RECOMMENDATION:

Appoint a Vice-Chair and Secretary for the Tax Increment Reinvestment Zone Number 3, each to serve two-year terms beginning January 1, 2026, and ending December 31, 2027.



TAX INCREMENT REINVESTMENT ZONE NUMBER 3 MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 8, 2025
SUBJECT: Review and accept the North Richland Hills Tax
Increment Reinvestment Zone No. 3 Annual Report for 2025.
PRESENTER: Trudy J. Lewis, Assistant City Manager

SUMMARY:

Each Tax Increment Reinvestment Zone is required to submit an annual report detailing its financial activities for the year.

GENERAL DESCRIPTION:

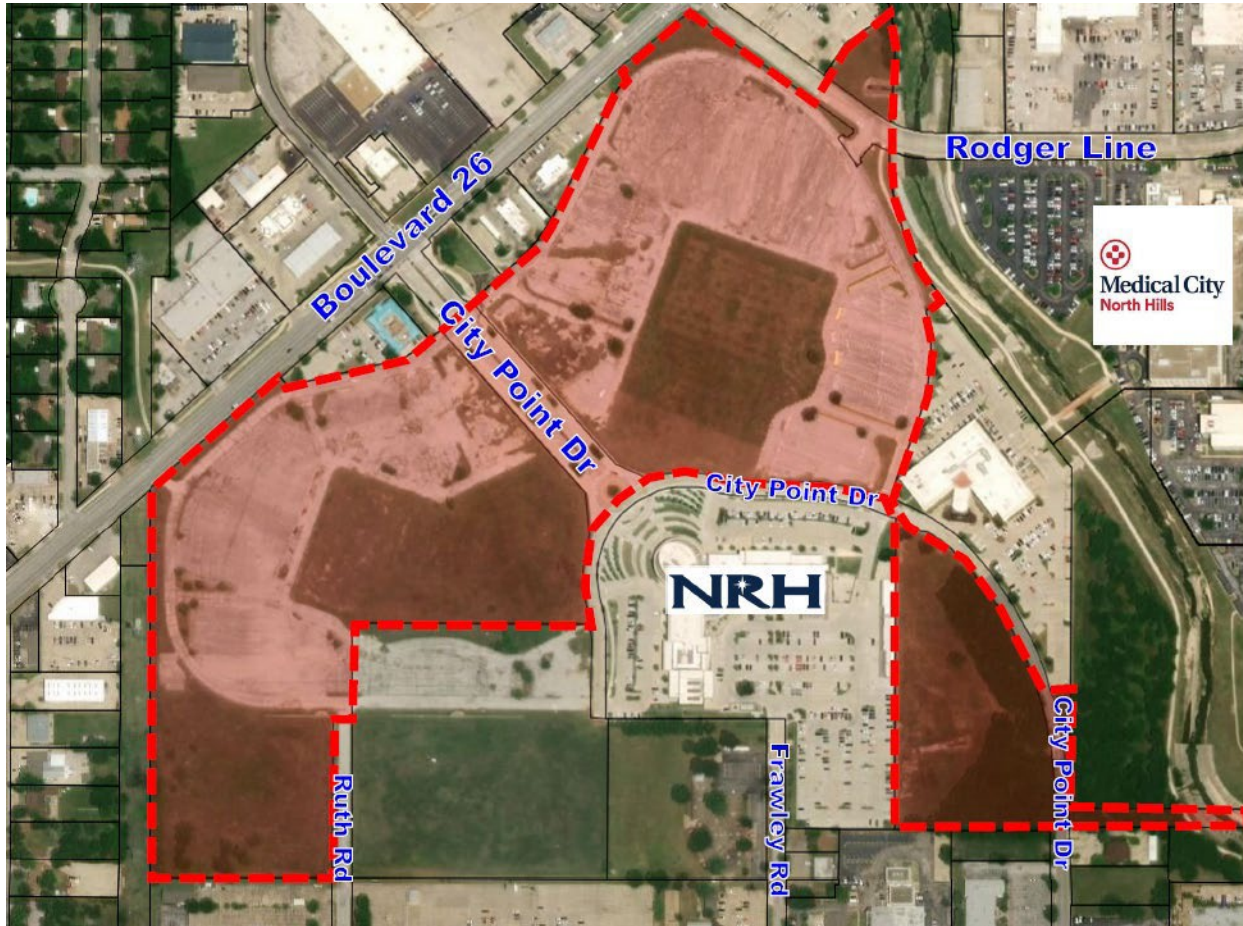
Each Tax Increment Reinvestment Zone is required to submit an annual report detailing its financial activities for the year. A copy of the 2025 Tax Increment Reinvestment Zone No. 3 Annual Report has been attached for the Board's review. Following the presentation, staff will request that the Board vote to accept the annual report.

RECOMMENDATION:

Accept the North Richland Hills Tax Increment Reinvestment Zone No. 3 Annual Report for 2025.

North Richland Hills Tax Increment Reinvestment Zone No. 3

Annual Report for the Period Ending September 30, 2025



City of North Richland Hills

Telephone: 817.427.6005
Email: tjlewis@nrhtx.com
Website: www.nrhtx.com

4301 City Point Drive
North Richland Hills, TX 76180

NRH

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**CITY OF NORTH RICHLAND HILLS
MEMO**

TO: Board of Directors – Tax Increment Reinvestment Zone Number 3

FROM: Trudy J. Lewis- Assistant City Manager

SUBJECT: North Richland Hills Tax Increment Reinvestment Zone Number 3
Executive Summary for Fiscal Year Ended September 30, 2025

DATE: December 8, 2025

The Annual Report of Tax Increment Reinvestment Zone No. 3 for the Year Ended September 30, 2025 is provided for your review and consideration.

North Richland Hills Tax Increment Reinvestment Zone Number 3 (“TIF 3” or the “Zone”) was created by the City of North Richland Hills (the “City”) in 2019 through the passage of Ordinance 3617, under the authority of Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”). TIF 3 includes approximately 52.85 acres of land and expires September 30, 2039. When TIF 3 was created, the property was zoned Non-Residential Planned Development (mixed use). At that time, the property was undeveloped and due to its size, location, and physical characteristics requiring extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future. The purpose of TIF 3 is to support development by financing public works, improvements, programs, and other projects that benefit the Zone, along with related costs authorized by the Act. Without TIF 3, the property would not have been able to fully capitalize on the opportunity to deliver a high-quality, master-planned development to the City and Tarrant County, resulting in long-term economic benefits, including an increased real property tax base for all taxing units.

TIF 3 Projects

The proposed public improvements to be funded by the Zone include street, water, sanitary sewer, storm drainage, as well as associated soft costs. Design and construction of these improvements will be done in accordance with all applicable City standards and shall be inspected, approved, and accepted by the City.

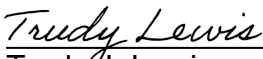
Participating Entities, Planned Contributions, and Assessed Values

Two entities contribute to TIF 3: the City and Tarrant County (the “County”). The City has pledged 45% of its annual maintenance and operations (“M&O”) tax rate, in an amount not to exceed \$4,173,032 over the life of the Zone. The County has pledged 25% of its annual total tax rate, not to exceed \$1,707,150. There is no bonded indebtedness issued by the City or the Zone pursuant to the Act contemplated at this time. On an annual basis and consistent with the City Point Public Improvement District (“PID”) Service and Assessment Plan (“SAP”), TIF 3 revenue generated by the Improvement Zone A Assessed Property for the previous Tax Year shall be applied pro rata, based on the outstanding assessment of each lot, to reduce the principal and interest required for the Improvement Zone A Annual Installment, due January 31. The annual credit amount is updated each year in the Annual Service and Assessment Plan Update as TIF 3 revenue is generated.

City Point Project Status and Build-Out Forecast

Planned for a 6-year build-out taking place between FY21 and FY26, City Point is projected to take approximately 7½ to complete. Two unforeseen factors impacted the pace of development and, specifically, new home sales. First, there were the labor and supply chain issues during and after the global pandemic. For example, lumber became scarce while costs skyrocketed to untenable levels. Second was the increase in interest rates and home prices that began in early 2022, prompting many would-be home buyers to delay their efforts. While rates remain elevated, would-be home buyers have now come to accept the new environment while City Point builders recently began to offer attractive rate discounts.

While this report reflects a taxable value of \$95.7 million for tax year 2024, it does not include new development captured for the first time in tax year 2025. We now know that tax year 2025 will be introducing another \$64 million in additional taxable value from 144 new homes, exceeding \$160 million in value for the entire district, a 67% year over year increase. In addition, another 117 single-family home permits have been issued so far in calendar year 2025, most of which will appear on the future 2026 tax roll. Taken together, the accelerated pace of construction has allowed single-family to nearly align with the original six-year timeline. On the commercial side, construction remains roughly 1.5 years behind schedule but is showing signs of progress as we near the completion of the first commercial phase and the beginning of the hotel project. In sum, we expect City Point to reach full build-out sometime during FY28.


Trudy J. Lewis

TAX INCREMENT REINVESTMENT ZONE NUMBER 3

Tax Increment Revenue Contribution By Year By Entity For the Perioding Ending September 30, 2025

Amount & Source of Revenue in the Tax Increment Fund FY 2025:

Property Tax Increment Revenue Collected	\$174,722.81
Total Revenues in Fiscal Year 2025:	<u>\$174,722.81</u>

Amount and Purpose of Expenditures of the Fund FY 2025:

TIF 3 Annual Contribution to City Point PID	\$20,798.69
TIF 3 Expenses	\$0.00
Total Fund Expenditures in Fiscal Year 2025:	<u>\$20,798.69</u>

Captured Appraised Value by Taxing Entity and Total Amount of Tax Increment Revenue Received:

	Tax Year	Fiscal Year	Taxing Unit	
			City of NRH	Tarrant County
Taxable Value	2024	2025	\$95,692,313	\$95,692,313
Base Year Appraised Value	2019	2020	\$6,348,296	\$6,348,296
Captured Increment Value	2024	2025	\$89,344,017	\$89,344,017
Captured Increment Value	2024	2025	\$89,344,017	\$89,344,017
Tax Rate Per \$100 of Valuation ^{(1) (2)}	2024	2025	\$0.149144	\$0.046875
Calculated Tax Increment Revenue (100%)	2024	2025	\$133,251.24	\$41,880.01
Tax Increment Revenue Received	2024	2025	\$133,251.60	\$41,471.21
Calculated Tax Increment Revenue (100%)	2024	2025	\$133,251.24	\$41,880.01
Difference			\$0.36	(\$408.80)

This report submitted by :

Trudy Lewis

Trudy O. Lewis

Notes:

(1): NRH Tax Rate for TIF #3 is 45% of its M&O Tax Rate for the year

(2): Tarrant County Tax Rate for TIF #3 is 25% of its Total Tax Rate for the year

TAX INCREMENT REINVESTMENT ZONE NUMBER 3

Tax Increment Revenue Contribution By Year By Entity
For the Period Ending September 30, 2025

Tax Year	Fiscal Year	NRH	County	Total
2019	2020	\$0.00	\$0.00	\$0.00
2020	2021	\$9,507.04	\$3,596.84	\$13,103.88
2021	2022	\$10,442.43	\$3,808.10	\$14,250.53
2022	2023	\$21,307.00	\$7,520.78	\$28,827.78
2023	2024	\$33,362.43	\$11,449.05	\$44,811.48
2024	2025	\$133,251.60	\$41,449.34	\$174,722.81

Contributions to Date: **\$207,870.50** **\$67,824.11** **\$275,716.48**

Maximum Contribution: **\$4,173,032.00** **\$1,707,150.00** **\$5,880,182.00**

Contribution Remaining (\$): **\$3,965,161.50** **\$1,639,325.89** **\$5,604,465.52**

Contribution Remaining (%): **95.0%** **96.0%** **95.3%**

TAX INCREMENT REINVESTMENT ZONE NUMBER 3

PID Contribution & TIF Expenses By Year
For the Period Ending September 30, 2025

Tax Year	Fiscal Year	PID Contribution	TIF 3 Expenses	Total
2019	2020	\$0.00	\$0.00	\$0.00
2020	2021	\$0.00	\$0.00	\$0.00
2021	2022	\$12,817.27	\$286.60	\$13,103.87
2022	2023	\$14,247.98	\$744.17	\$14,992.15
2023	2024	\$19,503.20	\$352.93	\$19,856.13
2024	2025	\$20,798.69	\$0.00	\$20,798.69

To Date: \$67,367.14 \$1,383.70 \$68,750.84

TAX INCREMENT REINVESTMENT ZONE NUMBER 3

Captured Value By Year

For the Perioding Ending September 30, 2025

2019 Base Value: \$6,348,296

Tax Year	Fiscal Year	Taxable Value*	Captured Value
2020	2021	\$12,496,744	\$6,148,448
2021	2022	\$13,000,000	\$6,651,704
2022	2023	\$19,964,300	\$13,616,004
2023	2024	\$29,872,943	\$23,524,647
2024	2025	\$95,692,313	\$89,344,017

* Annual TIF Account Summary Listing (February)