

MEMORANDUM

To: Mayor Donna Dodgen and Seguin City Council
Steve Parker, Seguin City Manager

From: Kyle Kramm, Main Street & CVB Director

Through: Rick Cortes, Seguin Deputy City Manager

Subject: TIRZ #1 Boundaries

Date: July 8, 2024

Following the June 4 City Council meeting, the proposed boundaries for Seguin's TIRZ #1 were shared with the downtown business community and a presentation was provided to the downtown businesses on July 1. Staff has received no comments from the downtown businesses on the proposed boundaries.

Please see the link below to view a map of the proposed boundaries for TIRZ #1 with the boundaries of the downtown historic district overlaid.

<https://www.google.com/maps/d/viewer?mid=1zY76qWiaoNKUm24VxZBR6qS2Ba7YL8&ll=29.570598640482153%2C-97.96564649999999&z=16>

Per the discussion at the June 4 City Council meeting, discussion on the boundaries of the TIRZ #1 was to come back to City Council for further comments and discussions. Should Council want to make amendments to the proposed boundaries, please keep the following in mind:

- The larger the boundaries, the more future revenue will be removed from the City's general fund.
- No more than 30% of the properties can be used for residential uses at the time of creation of the TIRZ.
- Want to capture areas where there is the potential for large increases in the taxable value of properties to increase the increment that is invested back into the zone.

Attached with this memo is the presentation presented to City Council on June 4 and the downtown businesses on July 1.