

Westbend Phase II

Economic Development Department
August 20, 2024

Site Located at S. University Dr. and River Run



Project Background

- Project follows successful completion of Westbend Phase I (completed 2015)
 - \$53 million (assessed) mixed-use development
 - 265,000 square feet multi-family residential
 - 4,500 square feet retail
- Phase I supported by 10-year 380, granting up to 50% of incremental property and sales taxes (\$1.2 million paid to-date)
 - Phase I incentive term to be completed by July 31, 2028



Phase I Grant Payments

Actuals								Projected			Total To-Date	Total Projected
Program Year	1	2	3	4	5	6	7	8	9	10		
Payment Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Payment	\$69,539	\$79,377	\$168,904	\$186,010	\$204,508	\$204,010	\$261,917	\$291,345	\$301,279	\$307,305	\$1,174,266	\$2,074,195

Estimated total grant payments of \$3,248,461

Proposed Ph. II Project (overall site plan)



Proposed Project



Proposed Project



Proposed Project

- 7-story mixed-use development resulting in **est. \$65.3 M in assessed taxable value**
 - 265,000 square feet of total development
 - 300 units of multi-family (approx. \$63.7 M)
 - 4,500 square feet of commercial space facing University Drive (approx. \$1.6 M)
 - Project engages the Trinity Trails
- Total Investment of \$81.6 M Includes installation of amenities and other improvements along the eastern edge of the site and Trinity River
 - Sidewalk improvements, bike repair station, public art, landscaping, outdoor seating and enhanced trailhead

Developer Commitments

- Development of a **7-story mixed-use property** (est. min. taxable value of \$65.3 M)
 - Min. 265,000 square feet of total development
 - Min. 300 units of multi-family (est. \$63.7 M)
 - Min. 4,500 square feet of commercial space (est. \$1.6 M)
 - Installation of public amenities alongside Trinity Trails
- **Completion Deadline:** July 31, 2028
- Installation of vehicular connection from Collinsworth to River Run Dr.
- Developer to use commercially reasonable efforts to install retail/neighborhood market in Phase I site (Good Faith Effort)
- Min. 15% hard costs to Business Equity Firms (BEF)

Recommended Incentives

Amend existing 380 agreement to provide for additional 10 annual grants based on up to 50% of incremental ad valorem and City 1% Sales Tax

- Phase II grants based on increment from new development only
- Total estimated grants of \$3,005,742 based on min. investment and min. est. assessed value



Phase I & Phase II Grant Payments

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total
Ph. 1 Program Yr.	8	9	10	-	-	-	-	-	-	-	-	-	-	-	-	\$2,074,195
Ph. 1 Grant	\$291,345	\$301,279	\$307,305	-	-	-	-	-	-	-	-	-	-	-	-	
Ph. 2 Program Yr.	-	-	-	-	-	1	2	3	4	5	6	7	8	9	10	\$3,005,743
Ph. 2 Grant*	-	-	-	-	-	\$274,504	\$279,994	\$285,594	\$291,306	\$297,132	\$303,075	\$309,136	\$315,319	\$321,625	\$328,058	

****Grant based on estimated taxable value of \$65,280,000 and \$11,000,000 annual taxable sales***

Development Summary

- Development Minimums

- 7-story Mixed-Use Development
 - Est. \$65.3 M assessed taxable value
- Min. 4,500 sq.ft. Commercial
- Min. 300 units Multi-family
- Installation of amenities along Trinity Trails

- City Commitment

- Amended EDPA for 10 additional grants
- 50% on Ph. II Property
- 50% of Ph. II 1% sales tax

- Private/Public Ratio

(based on min. investment)

- Total Grants Paid (gross) \$3,005,742
- Total Grants Paid (NPV) \$1,876,344
- City Participation 3.2%
- Est. P:P Ratio (NPV) 27:1

- CFW Ph. II Tax Revenue (10 yr. projection)

- Net new Property Tax \$ 2,403,508
- Net new Sales Tax \$ 602,235
- Net New Taxes \$ 3,005,742
- Payback Period 4.34 years

Recommendation/Next Steps

- Amend existing Economic Development Program Agreement with FW River Plaza, L.P. or affiliate to support Phase II development
- M&C for City Council consideration to approve EDPA on August 27th

Thank you.

Questions?

