City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/11/25 **M&C FILE NUMBER:** M&C 25-1057

LOG NAME: 17TIF18 WALSH RANCH ESTABLISH

SUBJECT

(CD 3) Conduct a Public Hearing Regarding the Designation of Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth, Texas and Adopt an Ordinance Creating the Zone, also known as, the Walsh Ranch Tax Increment Financing District

(PUBLIC HEARING - a. Staff Available for Questions: Ori Fernandez; b. Public Comment; c. Council Action: Close Public Hearing and Act on the M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing concerning the creation of Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth, Texas, for tax increment financing purposes; and
2. Adopt the attached ordinance designating Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth, Texas, pursuant to Chapter 311 of the Texas Tax Code and containing specific findings of fact in support thereof.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to conduct a public hearing on the establishment of Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth, Texas (Walsh Ranch TIF), as required by Chapter 311 of the Texas Tax Code (Code).

The area of the proposed Walsh Ranch TIF consists of approximately 7,191.562 acres of land within the corporate limits and extraterritorial jurisdiction of the City of Fort Worth in both Parker and Tarrant Counties and generally located north of Aledo Road, south of White Settlement Road, east of Farmer Road and FM 1187, and west of Interstate 820 and State Highway 377. The exact boundaries of the property are described in Exhibit A of the attached ordinance.

The Walsh Ranch TIF is being considered in order to finance public infrastructure improvements, including assisting with the acceleration of completing major regional road, water, sewer, and drainage projects necessary to:

- Activate the "2500" and "Corporate Bowl" portions of the project located south of Interstate 20 for major economic development projects
- Accelerate development within the "Highland Hills" portion of the project concurrent with the construction of the University of Texas at Arlington (UTA) West campus
- Support development of the "Walsh West" portion of the project surrounding the H-E-B grocery site opening 300+ acres of commercial development
- Expand regional access to and from neighboring properties surrounding Walsh to enhance the functionality and value of properties within the TIF

The attached ordinance provides that the City will contribute (i) 50% of its tax increment to the Walsh Ranch TIF each year that it is in existence or (ii) 65% of the City's tax increment *if* both Tarrant and Parker Counties enter in to participation agreements to contribute 50% or more of their tax increments to the TIF Fund but, subject to a thirty-year limitation for each parcel as it is annexed/begins producing increment.

The Walsh Ranch TIF will become effective on the date that the City Council adopted the attached Ordinance and will terminate on the earlier of (i) distribution of taxes attributable to and collected for the tax year ending on December 31, 2107 or an earlier termination date designated by an ordinance adopted after the effective date of the attached Ordinance or (ii) the date on which all project costs, tax increment bonds and interest on those bonds have been paid or otherwise satisfied in full. Revenue from the Walsh Ranch TIF will be collected and deposited for up to eighty-two (82) tax years with collections that extend beyond the final tax year being solely dedicated to winding down the Walsh Ranch TIF.

Other details of the Walsh Ranch TIF are as follows:

- TIF to be governed by a five-member board appointed by the City, with an additional representative to be added to the baord for each county if they enter into a participation agreement, meaning the board size could consist of up to seven individuals
- TIF reimbursement will be for completed projects only
- Excludes developed phases of the Quail Valley Public Improvement District (PID)
- No City sales tax TIF participation
- City will consider Chapter 380 grants on a case-by-case basis

Per the Code, a public hearing is required to establish the Walsh Ranch TIF. Notice of this public hearing was published in a newspaper of general circulation in both the corporate boundaries and extra-territorial jurisdiction of the City at least seven days prior to this meeting.

The City Council also acknowledges that the Preliminary Project and Financing Plans for the Walsh Ranch TIF have been prepared on its behalf and are on file with City staff. If the TIF is created as proposed, the TIF board will be tasked with approving updated project and financing plans and sending them to the City Council for formal adoption by ordinance.

The proposed Walsh Ranch TIF is located in the City's corporate limits and the City's extraterritorial jurisdiction.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

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Expedited