



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

Tax Increment Finance Downtown/Forest Jupiter Board
Work Session Room of City Hall
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
July 30, 2025
12:00 PM

A meeting of the Tax Increment Finance Downtown/Forest Jupiter Board of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

AGENDA:

1. APPROVAL OF MINUTES

- a. **Consider Approval of April 30, 2025 Minutes.**

2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

a. Managed District Services

Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Managed District Services.

b. Revitalization Program

Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding the Revitalization Program.

c. Enhanced Square Programming

Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Enhanced Square Programming.

d. Public Art

Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Public Art.

e. TIF #1 Area Improvements

Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding TIF #1 Area Improvements.

f. FY25-FY26 Budget Proposal

Staff will present the proposed budget for Board approval.

4. FUTURE AGENDA ITEMS

5. ADJOURN

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.

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GARLAND

MINUTES

The Tax Increment Finance District - Downtown Board of the City of Garland convened in regular session at 12 p.m. on Wednesday, April 30, 2025, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

Present: Joseph Schroeder, Chair
Allan Stafford, Board Member
Dr. Mary Brumbach, Board Member
Kim Thiehoff, Board Member
Cary Hodson, Board Member
Tony Bui, Board Member

Absent: William Peace, Board Member
Aju Mathew, Board Member
Ed Markwardt, Board Member

Staff Present: Nancy Tunell, Downtown Development Manager
Hailey Miller, Downtown Communications Specialist
Dana Lodge, Director of Convention and Visitors Bureau, Special Events and Downtown Development
Tiffany Veno, Chief Communications Officer
Matthew Watson, Chief Financial Officer
Bethany Mccrady, Senior Budget Analyst

1. APPROVAL OF MINUTES

- a. Consider Approval of October 23, 2024 Minutes.**

The board unanimously approved the minutes from the October 23, 2024, meeting, following a canceled January 2025 meeting due to a lack of quorum.

2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. Briefing on TIF #1 Board Chair Appointment**

The board was updated on the reappointment of Joseph Schroeder as the TIF 1 Chair at the January 21, 2025, City Council Meeting.

- b. Internal Election of Board Vice-Chair**

The board voted Cary Hodson to serve as the TIF 1 Vice Chair.

- c. Introduction and Welcome of Newly Appointed Board Members**

Staff welcomed new District 1 appointee, Austin Nichols, to the board.

d. Managed District Services

The board was updated on recent managed district services. Garland was recognized with four Texas Downtown Association Awards in October, the Boards & Commissions Dinner was held in November, Hailey Miller's completion of her master's degree in Communications was acknowledged, and staff participation in conferences on downtown revitalization and historic preservation was reported.

e. Revitalization Program

The Board was briefed on the Revitalization Program's current status. The program has reimbursed over \$618,000 to property and business owners since 2020, with five active projects in 2025. Staff will seek minor changes to the program and present them to the board at a later date.

f. Enhanced Square Programming

Staff provided updates on square programming. Events included Small Business Saturday, Christmas Carols on the Square, the Enchanted Forest, the Downtown Date Night Blog, the Puppy Party, Spring Break on the Square, St. Patrick's Day, the Shamrock Sips Drink Competition, and Art Made Here, alongside ongoing programs like Music Made Here, Urban Market, and the "You Ain't Heard Nothing Yet" music series.

g. Public Art

The Board was updated on Public Art, including the installation of a new parking garage banner, phased utility box art wraps beginning in the downtown district, a kids' community mural at 506 Art, and inflatable art installations during spring break that attracted 20,000 visitors.

h. TIF #1 Area Improvements

The Board was briefed on the latest updates regarding TIF #1 Area Improvements, including a new 'available properties' map, launched for potential tenants and property owners, and a \$250,000 commitment made toward upcoming city corridor beautification projects at Forest/Jupiter and Walnut/Jupiter.

i. Briefing on Economic Development of Downtown District

The Board was briefed on the Economic Development changes of the Downtown District as requested at the October 23, 2024, TIF #1 meeting. Downtown saw a 20% increase in sales tax from July 2023 to July 2024, TIF property revenue rose by 19.3%--exceeding the citywide average--and the Visit Garland store welcomed over 5,000 visitors from all 50 states and 18 countries.

j. Briefing on Public Restroom Facilities

The Board was provided an overview of the Downtown Public Restroom Facilities, as requested at the October 23, 2024, TIF #1 meeting.

4. ADJOURN

The meeting adjourned at 12:47 p.m. The next meeting was scheduled for July 30, 2025, at 12 p.m.

Submitted By:

/s/

Joseph Schroeder, Chair

/s/

Nancy Tunell, Secretary