



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

**BOARD OF DIRECTORS OF THE
GARLAND FOUNDATION FOR DEVELOPMENT, INC.
WILL HOLD A MEETING AT 7:00 PM IMMEDIATELY FOLLOWING THE
AUGUST 5, 2025, CITY COUNCIL REGULAR MEETING
IN THE COUNCIL CHAMBERS OF CITY HALL
WILLIAM E. DOLLAR MUNICIPAL BUILDING
200 N. FIFTH STREET
GARLAND, TEXAS
August 5, 2025
7:00 PM**

A meeting of the of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

AGENDA:

1. PUBLIC COMMENTS

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

2. APPROVAL OF MINUTES

- a. **Consider approval of the minutes from July 22, 2025, Garland Foundation for Development, Inc. Annual Board of Directors' meeting.**

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **Consider the authorization of the Executive Director to execute a lease of approximately 22,000 square-feet within a proposed multi-purpose building, to be owned by the Foundation and located generally at the southwest corner of Holford Road and President George Bush Turnpike consistent with the Term Sheet Agreement Regarding Soccer Training HQ and Multi-Field Complex, approved by the City Council of the City of Garland on June 17, 2025.**

4. ADJOURN

NOTICE: The Board may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the matter:

- Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
- The purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the body in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.



MINUTES

The Garland Foundation of Development, INC. of the City of Garland convened in regular session at 7:00 PM on July 22, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Dylan Hedrick, Director
Jeff Bass, Director
Kris Beard, Director
Ed Moore, Director
B.J. Williams, Director
Margaret Lucht, Director
Carissa Dutton, Director
Joe Thomas Jr., Director
Chris Ott, Director

Staff Present: Andy Hesser, Executive Director
Jud Rex, City Manager
Scott Levine, General Counsel
Matt Watson, Chief Financial Officer
Niels Brown, Real Estate Director
Ayako Schuster, Economic Development Director
Jennifer Stubbs, City Secretary

1. PUBLIC COMMENTS

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

There was no one who wished to speak under public comments.

2. APPROVAL OF MINUTES

- a. Consider approval of the minutes from the October 22, 2024 Board of Directors' meeting**

Director Dutton made a motion to approve the minutes. Director Bass seconded the motion. All voted in favor. The motion carried.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. Annual Financial and Business Operation Report**

Mr. Watson provided a presentation over the annual financial and business operation report, and answered questions of the Board.

- b. Consider and take action on the sale of 0.97 +/- acres of real property, located near the intersection of Rosehill Road and Thackery Road, and authorize the Executive Director to execute such documents necessary to complete the transaction.**

This item was removed from the agenda.

- c. **Consider and take action on the purchase of 0.04 +/- acres of real property, located near the intersection of E Avenue B and Hopkins Street, and authorize the Executive Director to execute such documents necessary to complete the transaction.**

Mr. Brown provided a presentation over the property and answered questions of the Board.

Director Beard made a motion to approve the item. Director Lucht seconded the motion. All voted in favor. The motion carried.

- d. **Consider and take action on the purchase of four parcels of real property, 0.56 +/- acres in aggregate, near the intersection of W State Street and N 3rd Street, and authorize the Executive Director to retain outside legal counsel to pursue the acquisition and further authorize the Executive Director to execute such documents necessary to complete the transaction.**

Mr. Brown provided a presentation over the property and answered questions of the Board.

Director Beard made a motion to approve the item. Director Williams seconded the motion. All voted in favor. The motion carried.

The Board of Directors adjourned into executive session at 8:40 p.m. The board returned and reconvened into regular session at 9:09 p.m.

EXECUTIVE SESSION

The City Council will recess into executive session to discuss or deliberate regarding the following matters pursuant to Texas Government Code sections 551.071, 551.072 and 551.087:

- a. **Commercial or financial information that the City has received from one or more business prospects that the City seeks to have locate, stay, or expand in or near the vicinity of President George Bush Hwy and Holford Road with which the City is conducting economic development negotiations; including a possible offer of a financial or other incentive, including the lease of real and improved property, to a business prospect to relocate a proposed development to that vicinity within the City (551.072 and 551.087); and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).**

This item was pulled from the agenda.

- b. **The value, negotiation and potential purchase of real property located at 3316 W. Walnut (551.072); and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).**

4. ADJOURN

Director Hedrick adjourned the meeting at 9:09 p.m.

Submitted By:

Dylan Hedrick, Director

Jennifer Stubbs, City Secretary