



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

**Tax Increment Finance South Board
Work Session Room of City Hall
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
August 20, 2025
6:00 PM**

A meeting of the Tax Increment Finance South 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 the Tax Increment Finance #2 South Board minutes for the May 25, 2025 meeting.**

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. **Update on Revenue Projections and Proposed FY 2025-26 Budget**

Staff will provide an overview of current revenue forecasts and present highlights of the proposed budget for Fiscal Year 2025–26.

- b. **Consider Extending the Termination Date of TIF #2.**

Discussion and possible action regarding the extension of the termination date for Tax Increment Financing Reinvestment Zone Number 2 (TIF #2).

- c. **Consider Updating the Project and Financing Plan for the TIF #2.**

Discussion and possible action regarding updates to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone Number 2 (TIF #2).

4. FUTURE AGENDA ITEMS

- a. **Items for Future TIF #2 Agendas**

Discussion of potential items for upcoming TIF #2 agendas.

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.

DRAFT



GARLAND

MINUTES

The Tax Increment Finance - South Board of the City of Garland convened in regular session at 6:00 p.m. on Wednesday, May 28, 2025, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** Bill Swisher, Chair
John Ball, Board Member
Michael Landers, Board Member
Tom Jefferies, Board Member
Damon Wilson, Board Member
Jennifer Armon, Board Member
- Absent:** Jordan Cotton, Board Member
- Staff Present:** Matt Watson, Chief Financial Officer
Allyson Bell Streadman, Budget Director
Courtney Vanover, Public Information Coordinator

1. Welcome and Introductions

Introduction of Staff and Tax Increment Financing (TIF) Zone No. 2 Board Members.

Each board member introduced themselves, followed by brief comments about their professional background and interest in the board's mission. Staff members introduced themselves and explained their respective departmental roles in supporting the TIF.

2. APPROVAL OF MINUTES

Consider approval of the August 28, 2019 meeting minutes.

Motion was made to approve the August 28, 2019 meeting minutes by Mr. Jefferies, and was seconded by Ms. Armon. Motion carried.

3. 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.

There were not speakers on this item.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

a. FY 2025 Financial Overview

Mr. Watson presented a comprehensive overview of the TIF 2 Zone's Finances. He discussed the current tax increment revenues, with emphasis on modest but steady growth. The fund balance and commitments were outlined, along with projections for future reimbursements and budgetary flexibility. Key expenditures were noted, including infrastructure reimbursements tied to previous developer agreements. Mr. Watson highlighted that while revenues are stable, the zone's development activity has been modest, and future commercial projects could

increase increment generation. Board members asked questions about eligible uses of TIF funds and the possibility of reallocation for future infrastructure projects. Mr. Watson also confirmed that flexibility exists but would require board and council approval.

b. Future Meeting Schedule

The board discussed the infrequency of recent meetings and agreed on a more consistent schedule going forward. Members suggested holding meetings semi-annually unless urgent matters arise. The board also tentatively agreed to schedule the next meeting for August 20, 2025, with staff coordinating logistics and issuing a calendar invite.

5. ADJOURN

Mr. Jefferies made a motion to adjourn the meeting and was seconded by Ms. Armon. The motion carried, and the meeting was adjourned at 7:33 p.m.

/s/ Bill Swisher, Chair

/s/ Courtney Vanover, Secretary