



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
October 29, 2025
4:30 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 the Approval of July 30, 2025 Minutes

Consider the Approval of July 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. Introduction and Welcome of Newly Appointed Board Members

Staff will welcome new members.

b. Managed District Services

Staff will provide the Board with the latest updates on Managed District Services.

c. Revitalization Program

Staff will brief the Board on the current status of the Revitalization Program.

d. Enhanced Square Programming

Staff will provide the Board with the latest updates on Enhanced Square Programming.

e. Public Art

Staff will provide the Board with the latest updates on Public Art.

f. TIF #1 Area Improvements

Staff will provide the Board with the latest updates regarding TIF #1 Area Improvements.

g. FY25-26 Budget Review

Staff will review the approved budget for FY25-26.

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.



GARLAND

MINUTES

The Tax Increment Finance Downtown Forest Jupiter Board of the City of Garland convened in regular session at 12:00 p.m. on July 30, 2025, in the Work Session Room at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Dr. Mary Brumbach
Lucian Giambasu
Joseph Schroeder
Kim Thiehoff
Allan Stafford

Staff Present: Nancy Tunell, Downtown Development Manager
Hailey Miller, Downtown Communications Specialist
Lisa Gonsiorek, Downtown Event Coordinator
Savannah Powell, Downtown Intern
Matthew Watson, Chief Financial Officer
Director of Budget & Research
Bethany McCrady, Sr. Budget Analyst
Tiffany Veno, Chief Communications Officer
Hunter Williams, Business Operations Manager

1. APPROVAL OF MINUTES

a. Consider Approval of April 30, 2025 Minutes.

The board unanimously approved the minutes from the April 30, 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. Managed District Services

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

The board was updated on recent managed district services. Updates were provided on staffing and outreach, including the summer Student Ambassador program, hiring a new Downtown Activation Coordinator, and staff development efforts such as participation in regional roundtables, business expos, and luncheons.

b. Revitalization Program

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

The board was updated on the status of the City's Revitalization program. Reports entail continuing efforts to enhance economic viability with façade improvements and architectural restoration. Over \$618K had been executed since inception, with \$533K committed in FY2025.

c. Enhanced Square Programming

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

The Board was briefed on enhanced square programming. A robust lineup of seasonal events was presented, including spring and summer concerts, cultural celebrations, and recurring activities like Storytime, the Urban Market, and Music Made Here. Fall programming was also outlined with "You Ain't Heard Nothin' Yet" performances.

d. Public Art

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

The board was updated on Public Art initiatives. Efforts included seasonal window paintings and decorative utility box wraps.

e. TIF #1 Area Improvements

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

The board was updated on improvements within the TIF #1 Boundaries, including new pole banners and billboards and the announcement of incoming businesses such as Taco y Vino and The Owl Icehouse.

f. FY25-FY26 Budget Proposal

Staff will present the proposed budget for Board approval.

The budget for FY25 - FY26 was presented and passed unanimously amongst board members.

4. FUTURE AGENDA ITEMS

5. ADJOURN

Submitted By:

/s/ Joseph Schroeder, Chair

/s/ Nancy Tunell, Board Liaison