



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
January 21, 2026
6:30 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 minutes of the December 17, 2025, Tax Increment Finance #2 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. **Election of Vice Chair**

The Tax Increment Finance South Board will vote on a Vice Chair.

- b. **TIF #2 Performance Update and Project Spending Breakdown**

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 South Board of the City of Garland convened in regular session at 6:30 PM on December 17, 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: Bill Swisher, Chair
Elizabeth Mitchell, Board Member
Michael Landers, Board Member
Jordan Cotton, Board Member
Jason Shanks, Board Member
Damon, Wilson, Board Member
Jennifer Armon, Board Member
PC Mathew, Board Member

Absent: Jason Collard, Board Member

Staff Present: Matt Watson, Assistant City Manager
Allyson Steadman, Chief Financial Officer
Courtney Vanover, Deputy City Secretary

1. APPROVAL OF MINUTES

- a. **Consider Approval of the Tax Increment Finance #2 South Board Minutes for the October 15, 2025, Meeting.**

Motion was made to approve the October 15, 2025, meeting minutes by Jason Shanks and seconded by Michael Landers. Motion carried.

2. PUBLIC COMMENTS

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

There were no speakers on this item.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **Overview of Preliminary Amended Project and Finance Plan**

Discussion and possible action regarding the preliminary amended Project & Finance Plan.

Matt Watson and Allyson Steadman, provided an overview of proposed amendments to the Project and Finance Plan for TIF #2.

Key updates included:

- Adjustments to budget allocations by project type.
- Updated timelines and project phase forecasts.
- Clarification of infrastructure support within the zone.

- Staff confirmed the changes remain within the original TIF budget and do not include any requests for additional funding.
- Board members inquired about the impact of fund balance and developer participation; staff clarified no new financial burdens or partners were being proposed at this time.

b. Deliberate and consider recommending approval of an amended Project and Finance Plan

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

Motion was made by PC Mathew to approve the amended project plan, noting the change in the rounding error, seconded by Damon Wilson. Motion Carried.

4. FUTURE AGENDA ITEMS

A request was made to include an annual TIF #2 performance report, including project-specific spending and timeline tracking, on a future agenda. Staff agreed to prepare and present the relevant materials.

5. ADJOURN

There being no further business, the meeting was adjourned at 7:31 p.m.

Submitted By:

/s/ Bill Swisher, Chair

/s/ Courtney Vanover, Deputy City Secretary