



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
January 28, 2026
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 October 29, 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

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

b. Revitalization Program

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

c. Enhanced Square Programming

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

d. Public Art

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

e. TIF #1 Area Improvements

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

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 4:30 PM on October 29, 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 Austin Nichols
 Dr. Mary Brumbach
 Precious Seale
 Kim Thiehoff
 Lucian Giambasu
 Reggie Walker
 Joseph Schroeder
 Jair Garrido

Staff Present: Nancy Tunell, Downtown Development Manager
 Hailey Miller, Downtown Communications Specialist
 Allyson Bell-Steadman, Budget and Financial Strategy Director
 Matt Watson, Chief Financial Officer

1. APPROVAL OF MINUTES

a. Consider the Approval of July 30, 2025 Minutes

Consider the Approval of July 30, 2025 Minutes

The board unanimously approved the minutes from the July 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. Introduction and Welcome of Newly Appointed Board Members

Staff will welcome new members.

New board members were welcomed.

b. Managed District Services

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

The board received updates on Managed District Services, including staffing levels, participation in IDA and TDA events, progress on the Downtown Garland Redevelopment Action Plan and Infrastructure Study, and recent social media engagement metrics.

c. Revitalization Program

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

The board received updates on the Revitalization Program, including overall program goals, total funding executed, FY2025 project commitments, and minor refinements to the grant guidelines.

d. Enhanced Square Programming

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

The board received updates on Enhanced Square Programming, highlighting recent fall events, seasonal activities like Harvest Hop and Scream on the Square, recurring programming including Music Made Here and the Urban Market, and upcoming holiday and winter activations.

e. Public Art

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

The board received updates on Public Art, including the installation of a new dumpster wrap, the Big Hat sculpture, and decorative utility box wraps throughout the district.

f. TIF #1 Area Improvements

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

The board received updates on TIF #1 Area Improvements, including the Central Library grand opening, upcoming corridor improvement work, new district banners and billboards, and incoming businesses such as Taco y Vino, The Owl Icehouse, Lockwood Distillery, and Lola's Tapas Café & Wine.

g. FY25-26 Budget Review

Staff will review the approved budget for FY25-26.

The approved FY25–FY26 budget was presented to the board.

4. FUTURE AGENDA ITEMS

5. ADJOURN

The meeting was adjourned at 5:33 p.m. The next meeting is scheduled for January 28, 2026, at 4:30 p.m.

Submitted By:

/s/ Joseph Schroeder, Chair

/s/ Hailey Miller, Secretary