



GARLAND

MINUTES

The Tax Increment Finance South Board of the City of Garland convened in regular session at 6:30 PM on January 21, 2026, in the Work Session Room at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Jason Shanks, Chair
Jason Collard, Vice Chair
Bill Swisher, Board Member
Elizabeth Mitchell, Board Member
Damon Wilson, Board Member
Jennifer Armon, Board Member
PC Mathew, Board Member
Jordan Cotton, Board Member

Absent: Michael Landers, Board Member

Staff Present: Matthew Watson, Assistant City Manager
Allyson Steadman, Chief Financial Officer
Darci Pickel, Public Information Coordinator

1. APPROVAL OF MINUTES

- a. **Consider approval of the minutes of the December 17, 2025, Tax Increment Finance #2 meeting.**

Board Member Armon made a motion to approve the December 17, 2025, meeting minutes as presented, Board Member Mathew seconded the motion. All voted in favor. The 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. **Election of Vice Chair**

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

Board Member Collard nominated himself for Vice Chair, and the nomination was seconded by Board Member Mathew. All voted in favor. The motion carried.

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

Staff presented a detailed breakdown of incremental values by property, emphasizing the diversity of properties within the zone and explaining the presence of both positive and negative incremental values. It was noted that negative values reflect changes from base-year valuations rather than tax delinquencies. Board members asked questions regarding specific properties, valuation methodology, and how future development, demolition, and property sales may impact incremental values.

Staff discussed ongoing efforts with the GIS team to develop an interactive map that will allow the Board to view property values, incremental values, new construction, and boundary distinctions between the original zone and the expanded area.

Staff also reviewed next steps related to the amended project plan, including anticipated City Council consideration in February, and provided an overview of the upcoming budget process and potential future opportunities for reinvestment using TIF revenues.

Information was shared on several capital projects within or near the TIF area, including the Harbor Point project and John Paul Jones Park improvements. Staff clarified funding sources, project timelines, and that no TIF funding requests are currently associated with these projects, while noting potential future coordination opportunities.

4. FUTURE AGENDA ITEMS

The Board discussed future agenda items, including review of the interactive GIS map, potential presentations from project teams, and additional information to support economic development efforts within the TIF #2 area.

5. ADJOURN

There being no further business to discuss, the meeting was adjourned at 7:11 p.m.

Submitted By:

/s/ Jason Shanks, Chair

/s/ Darci Pickel, Public Information Coordinator