



**GARLAND**  
**NOTICE OF MEETING**  
**CITY OF GARLAND, TEXAS**

**Tax Increment Finance #3 Board**  
**Work Session Room of City Hall**  
**William E. Dollar Municipal Building**  
**200 N. Fifth Street**  
**Garland, Texas**  
**April 22, 2026**  
**6:00 PM**

A meeting of the Tax Increment Finance #3 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 February 18, 2026 Meeting 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. Status Update on Action Items from the Last Meeting**

**Presenter: Allyson Bell Steadman, Chief Financial Officer**

- b. TIF No. 3 Project and Financing Plan Overview**

**Presenter: Allyson Bell Steadman, Chief Financial Officer**

**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 Board.





# GARLAND

## MINUTES

The Tax Increment Finance #3 Board of the City of Garland convened in regular session at 6:00 PM on February 18, 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: Patrick Abell, Chair  
Beena Varnan, Board Member  
Jennifer Parker, Board Member  
Mehwish Khanum, Board Member  
Amber Ray, Board Member  
Nicholas Nix, Board Member  
Tony Torres, Board Member
- Absent: Areleen Macias, Board Member
- Staff Present: Mike Betz, City Manager  
Matt Watson, Assistant City Manager  
Allyson Steadman, Chief Financial Officer  
Kimberly Garduno, Business Development Manager  
Courtney Vanover, Deputy City Secretary

### 1. APPROVAL OF MINUTES

#### a. Approval of the January 28, 2025, Meeting Minutes.

Motion was made by Board Member Torres and seconded by Chair Abell to approve the minutes of the January 28, 2025 Meeting. All voted in favor. Motion carried.

### 2. PUBLIC COMMENTS

Persons who desire to address the Board 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 #3 Board will vote on a Vice Chair.*

Board Member Torres nominated himself for Vice Chair, seconded by Board Member Varnan. All voted in favor. Motion carried.

#### b. TIF #3 Performance Update

*Update and discussion regarding current performance and activity within TIF #3.*

Staff provided an overview of the TIF 3 performance and FY 2025-26.

**Key Discussion Items:**

- The expanded TIF boundaries (excluding the Medical District) currently generate approximately \$1.8 million annually in increments.
- Certified tax roll increased approximately 48%, representing roughly \$167 million in new incremental value.
- Growth is primarily attributed to new construction in the North Garland expansion area.

Staff emphasized that the timing of the TIF expansion successfully captured significant new commercial value.

**c. Update on South Garland Portion of the TIF**

*Update and discussion of the South Garland portion of the TIF.*

Staff reported continued land assemblage efforts in the South Garland area.

**Planned improvements include:**

- Millay Road realignment.
- Relocation of the DART South Garland Bus Transit Center.
- Future development opportunities via an active Request for Proposal (RFP) process.

Completion timelines may adjust depending on developer proposals.

**Key Discussion Items:**

- Challenges associated with redevelopment.
- The importance of long-term strategy and patience in assemblage efforts.
- Interest in potential façade improvement programs citywide.

**d. Update on North Garland Portion of the TIF**

*Update and discussion regarding the North Garland portion of the TIF.*

Staff presented the revised project plan for the North Garland area.

**Project Overview:**

- \$25 million – Holford Youth & Recreation Soccer Facilities. (Certificates of Obligation)
- \$25.9 million – Holford Road improvements & Naaman Forest extension. (2019 Bond Program)
- Total Budget: \$50.9 million.

**The proposed soccer complex (1770 Holford Rd.) is anticipated to include:**

- Six practice and youth recreational soccer fields.
- Parking.
- Trail development.
- Landscaping.

**Key Discussion Points:**

- The site is limited to recreational use due to a conservation easement.
- Buffer zones will protect the Spring Creek Preserve.
- Lighting and environmental impacts are being carefully coordinated with preserve stakeholders.
- An RFP process is underway to identify a third-party operator.
- Strong market interest was reported.

**Debt Service Discussion:**

Staff requested Board consensus regarding reimbursement of debt service for the soccer facility.

- Estimated annual debt service: \$1.8 million.
- Term: Approximately 20 years.
- Proposed reimbursement through TIF increment beginning FY 2026–27.
- Current increment generation (outside Medical District) is sufficient to cover projected debt service.

Board members expressed general support for the youth soccer concept and acknowledged the projected economic impact associated with the project. The Board also indicated interest in receiving additional metrics and feasibility data at a future meeting before taking action. No formal action was taken at this time, and the item will return with the FY27 Proposed TIF Budget for further review and consideration.

**e. Update on Medical District Portion of the TIF**

*Update and discussion regarding the Medical District portion of the TIF.*

Mr. Watson and Ms. Steadman provided an update on the Medical District.

**Land Assembly:**

- 777 Walter Reed – 4.28 acres.
- 530 Clara Barton – 6.30 acres.

- Total – 10.58 acres.

Current TIF Plan Allocation: \$50.8 million.

Projected Revenue Over TIF Term: \$105 million.

**Next Steps:**

- Seek Dallas County participation in the TIF.
- Update feasibility study.
- Explore partnerships with Parkland and VA.
- Continue discussions with a potential hospital developer under exclusivity.

Staff noted legal constraints due to Garland being within Parkland Hospital District boundaries, limiting the City's ability to directly fund hospital development.

Board discussion included healthcare payer mix challenges associated with attracting a hospital provider to the Medical District and the limitations this may present. The Board also discussed that the most appropriate role for TIF participation would likely be infrastructure support rather than direct hospital funding. Additionally, the Board expressed interest in receiving further information regarding community outreach efforts related to redevelopment of the area.

**4. FUTURE AGENDA ITEMS**

The Board requested the following:

- FY27 Proposed TIF #3 Budget presentation.
- Updated financial model and pro forma.
- Feasibility and operator metrics related to the soccer complex.
- Data center revenue and utility impact information.
- Access to master plans and prior studies (to be shared via Teams file repository).

Staff discussed the possibility of future Executive Sessions to allow confidential briefings related to economic development negotiations. The Board tentatively scheduled the next meeting for April 22, 2026, pending room confirmation, and expressed intent to resume a quarterly meeting schedule.

**5. ADJOURN**

Chair Abell adjourned the meeting at 7:37 p.m.

**Submitted By:**

**/s/ Patrick Abell, Chair**

**/s/ Courtney Vanover, Deputy City Secretary**