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
July 15, 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 from the April 15, 2026 Meeting**

2. **PUBLIC COMMENTS**

   Persons who desire to address the Board 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**

   b. **FY 2026-27 Proposed Budget for TIF #2**

   c. **Review Updated TIF #2 Financial Model**

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 South Board of the City of Garland convened in regular session at 6:30 PM on April 15, 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
	Michael Landers, Board Member
Absent:	Damon Wilson, Board Member
	Jennifer Armon, Board Member
	PC Mathew, Board Member
	Jordan Cotton, Board Member
Staff Present:	Mike Betz, City Manager
	Andy Hesser, Assistant City Manager
	Matthew Watson, Assistant City Manager
	Allyson Steadman, Chief Financial Officer
	Jennifer Stubbs, City Secretary

1. APPROVAL OF MINUTES

a. Consider Approval of the Minutes of the January 21, 2026 Tax Increment Finance #2 Meeting

Board Member Swisher made a motion to approve the minutes. Board Member Collard seconded the motion. All voted in favor. The 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 was no one who wished to speak under public comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

a. Status Update on Action Items from the Last Meeting

Presenter: Allyson Bell Steadman, Chief Financial Officer

Ms. Steadman provided status updates on action items from the previous meeting. The Board had requested a GIS map of the zone that includes multiple layers, including the original and expanded boundaries, City-owned and GISD-owned land, property values, incremental value heat maps, and foreclosed and vacant property layers. Staff reported that the request has been submitted to the IT/GIS team and is currently in development, with the goal of presenting the completed map at the next meeting. If completed earlier, staff will share an accessible link with the Board after verifying its accuracy.

Ms. Steadman also reported that the City's budget development process is underway in coordination with the

City Manager's Office. Assuming the Board maintains its quarterly meeting schedule, the next meeting will occur in July, at which time the proposed TIF Zone budget will be presented for Board review.

b. Presentation on Setting Sail: Garland Lakeside Area Plan

Presenter: Andy Hesser, Assistant City Manager, Nabila Nur, Planning & Development Director

Mr. Hesser provided a high-level overview of the Garland Lakeside Area Plan and answered questions from the Board. Discussion also took place regarding proposed boardwalk improvements and redevelopment opportunities within the area.

c. Presentation on CIP Projects in the TIF #2 Area

Presenter: Andy Hesser, Assistant City Manager

Mr. Hesser presented an overview of proposed capital improvement projects within the TIF area, including plans for a waterfront boardwalk, trail connections, shoreline stabilization, courtesy docks, and related infrastructure improvements. Board discussion included project priorities, potential amenities, grant funding opportunities, and stakeholder engagement related to future development and recreation opportunities along the lakefront. Mr. Hesser answered questions of the Board.

4. FUTURE AGENDA ITEMS

Board members requested ongoing quarterly updates regarding the Lakeside Area Plan and related capital improvement projects, notification of stakeholder meetings when applicable, and a demonstration of the GIS mapping tool once completed. Staff stated the Board would be included in future stakeholder meetings related to the boardwalk design and other planning activities.

5. ADJOURN

Board Member Landers made a motion to adjourn the meeting. Board Member Swisher seconded the motion. All voted in favor. The motion carried. The meeting was adjourned at 7:19 p.m.

Submitted By:

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Jason Shanks, Chair

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Jennifer Stubbs, City Secretary