



# GARLAND

## NOTICE OF MEETING CITY OF GARLAND, TEXAS

### TAX INCREMENT FINANCE BOARD #3

Work Session Room of City Hall  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
August 28, 2024 at 6:00 p.m.

A meeting of Tax Increment Finance Board #3 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. Approval of the minutes of the January 24, 2024, meeting.

#### 2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. TIF #3 Budget
- b. Update Projects
  - Medical District
  - Other Projects
  - 2025 Bond Updates

#### 4. 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

**Tax Increment Finance Board #3**

**1. a.**

**Meeting Date:** 08/28/2024

**Item Title:**

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**Summary:**

Approval of the minutes of the January 24, 2024, meeting.

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**Attachments**

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TIF #3 January 24, 2024 DRAFT Minutes

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**DRAFT**



# **GARLAND**

## **MINUTES**

The Tax Increment Finance #3 Board of the City of Garland convened in regular session at 6:00 p.m. on Wednesday, January 24, 2024, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** Patrick Abell, Chair  
Bob Duckworth, Co Chair  
Beena Varnan, Board Member  
David Perry, Board Member  
Areleen Macias, Board Member  
Tony Torres, Board Member
- Absent:** Kle Kimble, Board Member
- Staff Present:** Ayako Schuster, Economic Development Director  
Kimberly Garduno, Business Development Manager  
Courtney Vanover, Recording Secretary

### **1. APPROVAL OF MINUTES**

- a. Approval of the Minutes of the July 26, 2023 Meeting.

Motion was made by Bob Duckworth to approve the minutes of the July 26, 2023 meeting, and was seconded by David Perry. Motion carried unanimously.

- b. Approval of the Minutes of the October 25, 2023 Meeting.

Motion was made by Bob Duckworth to approve the minutes of the October 25, 2023 meeting, and was seconded by Tony Torres. Motion carried unanimously.

### **2. PUBLIC COMMENTS**

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. Riverset Project Update.

Ayako Schuster, Economic Development Director provided a presentation regarding the Riverset Project Update. Phase 1 which has 286 and Phase 2 which has 266 have been completed. Currently Phase 3 is underway with a total of 13 lots. Total residential property lots is 565 and is around 100 acres. Mrs. Shcuster provided an example of \$300K per lot, the total value would be \$169 million for a total of the 100 acres.

- b. Medical District Project Update.

Ayako Schuster, Economic Development Director provided an update regarding the Medical District Valloris Health Park Project. The Foundation is in the process of purchasing a six acre lot, which is still in the 530 Clara Barton location. The vision for this property is a community hospital, and closing on the

property will be March 1, 2024. Parkland was the first hospital operator that the Foundation approached and they were not interested. A meeting with the VA Hospital is currently being set up.

c. **Datacenters Project Update.**

Ayako Schuster provided an update regarding the Datacenters Project. Currently there are three Data Centers under construction. Phase 1 was done several years ago by Stream Realty, which is currently occupied by Facebook tenants. They have begun Phase 2, which is two different buildings, both around 200,000 square feet. The tenants for these buildings will be Amazon. There is a third and fourth building that will be occupied by Amazon and Digital Realty along with Wells Fargo on the expansion site.

Mrs. Schuster referenced several independent and senior living facilities. As well as U-Haul is considering building a second storage building. Mrs. Schuster also referenced the Dallas Food Center, which is the packaging center for Salad and Go, as well as the opening of Regis and Olive Garden.

d. **Future Meeting Date**

- April 19, 2024

There was discussion regarding the future meeting date.

4. **ADJOURN**

There being no further business to come before the board, the meeting was adjourned at 6:30 p.m.

**Submitted By:**

/s/ Patrick Abell, Chair

/s/ Courtney Vanover, Recording Secretary