



# 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  
January 28, 2025 at 6:00 p.m.

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. Approval of Minutes of the August 28, 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. Update on the 2025 Bond Program and Medical District
- b. Update on South Garland Portion of the TIF
- c. Consider Updating the TIF #3 Project and Financing Plan to include project costs associated with the Design and Construction of a Professional and Youth Athletic Complex located generally at Holford Road and President George Bush Turnpike and updating all required schedules, maps, and estimates on revenue, expenditures, and bonded indebtedness required under chapter 311.011 of the Texas Tax Code for this project
- d. Consider Extending the termination date of TIF #3 to December 31, 2055

#### 4. Future Agenda Items and Meeting Dates

#### 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

**Tax Increment Financing Boards - #3**

**1. a.**

**Meeting Date:** 01/28/2025

**Item Title:** Meeting Minutes

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**Summary:**

Approval of Minutes of the August 28, 2024, Meeting

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**Attachments**

08.28.2024 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, August 28, 2024 in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** Patrick Abell, Chair  
Beena Varnan, Board Member  
David Perry, Board Member  
Arleen Macias, Board Member  
Mehwish Khanum, Board Member  
Lori Barnett Dodson, Board Member
- Absent:** Bob Duckworth, Co Chair  
Tony Torres, Board Member
- Staff Present:** Ayako Schuster, Economic Development Director  
Jennifer Stubbs, City Secretary

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

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

Motion was made by Lori Barnett Dodson to approve the minutes of the January 24, 2024 meeting and was seconded by Arleen Macias. 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.

There were no speakers on this item.

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

- a. **TIF #3 Budget**

Ms. Schuster provided a presented the following to the committee:

- The FY 2024-25 Annual Operating Budget is scheduled for adoption by Council on September 3, 2024.
- The TIF #3 Fund is anticipated to end FY 2024-25 with a fund balance of approximately \$4.5 Million.
- The TIF #3 Fund balance is being accumulated in anticipation of future projects or incentive agreements.

Ms. Schuster also provided the breakdown of Fund Balance Reserves between the Medical District and the North/South Expansion.

- Fund Balance Reserves for Medical District - \$3,657,680.
- Fund Balance Reserves for North/South Expansion - \$823,868
- Total TIF - \$4,481,548.

b. Update Projects

**Ms. Schuster provided the following update regarding Valoris Health Park:**

- Parkland expansion
- City Care Clinic relocation
- Dallas County Health Services expansion
- Community Hospital Recruitment
- Continuous communication with Parkland Hospital
- Search for a private developer & operator
- Collaboration with Prevarian

**The following was provided regarding the VA Update:**

- Expected completion in November 2024
- 19 beds hospice care
- Dental, dermatology
- Imaging Center (early 2025)
- 150-170 staff once MOB tower is filled

**Future plans include the following:**

- Mental health, PTOT, Lab, Pharmacy, Chiropractic, Oncology and Cancer Treatment... etc
- Energy Center
- Site plan will be finalized soon
- Trail and wellness park
- Surgical service
- Nursing home

**Future needs include the following:**

- Parking
- Hotels

**Ms. Schuster provided information regarding the following TIF #3 Board Projects:**

- Dallas Food center located at 2600 & 2601 McCree
- Stream Data Center and NTT Data Center
- Spring Creek Senior Living
- Murphy Oil USA(Shiloh & Arapaho)
- Dutch Brothers Coffee(Shiloh & Arapaho)
- Lazy Dog Restaurant (PGBT & N. Garland Ave)
- Starbucks (PGBT & N. Garland Ave)
- DPS Super Center (PGBT & N. Garland Ave)
- The Goddard School (PGBT & N. Garland Ave)

**Ms. Schuster provided a Potential 2025 Bond Update:**

- A 19-member board has been appointed
- Evaluate public infrastructure and potential development/redevelopment opportunities
- \$150 million Bond Program with no tax-rate change
- Kickoff meeting on 8/15/24
- Meets every Thursday at 6:00 p.m.

**4. ADJOURN**

There being further business to come before the Tax Increment Finance #3 Board, the meeting was adjourned at 6:38 p.m.

/s/ Patrick Abell, Chair

/s/ Courtney Vanover, Recording Secretary