



GARLAND

MINUTES

The Tax Increment Finance District - Downtown Board of the City of Garland convened in regular session at 12 p.m. on Wednesday, July 26, 2023, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

Present: Allan Stafford, Mayor
Joseph Schroeder, Board Member
Kathleen Hansrote, Board Member
William Peace, Board Member
Dr. Mary Brumbach, Board Member
Aju Mathew, Board Member
Luis Tamayo, Board Member
Tony Bui, Board Member

Absent: Cary Hodson, Board Member
Carlos Porras, Board Member
Joffrin Alexander, Board Member

Staff Present: Letecia McNatt, Staff
Matt Watson, Staff
Allyson Bell Steadmaw, Staff
Keith Reagan, Staff

1. APPROVAL OF MINUTES

Motion was made by Board Member Kathleen Hansrote and seconded by William Peace.

Vote: 8 - 0

2. GENERAL UPDATES ON EXISTING PROJECTS

- a. Managed District Services
- b. Revitalization Program
- c. Enhanced Square Programming
- d. Public Art
- e. Downtown Area Improvements
- f. Forest Jupiter

GENERAL UPDATE ON EXISTING PROJECTS

1. Managed District Services

1. Construction updates are being shared with downtown businesses and residents on a regular basis.
2. Support for Downtown businesses has continued throughout construction
 1. Spotlight series showcased 20 businesses at times when business was most impacted by construction.

2. Revitalization Program

1. The second phase of program is underway.
 1. \$557,000 committed from public funds for approved projects in downtown.
2. 500 Main St. project, originally approved for \$136,000, has moved to an agreement with economic development.
3. Projects completed FY23: Main Street Deli awning and roof; Intrinsic Smokehouse and Brewery rooftop bar and fire suppression system; Dos Banderas awning, signage and HVAC system.

3. Enhanced Square Programming

1. Band Together Concert Series concluded on July 21, 2023.

2. More programming to be announced following the Grand Opening of the Downtown Square.

4. Public Art

1. Sculpture at 506 Art currently undergoing a rework.
2. Electrical boxes in Downtown Square will be wrapped in artwork.

5. Downtown Area Improvements

1. Construction in the district is halfway to completion.
2. Grand Opening of the Downtown Square to be held on October 14.

6. Forest Jupiter

1. Montgomery Park nearing completion. Open to the public.
2. Soccer goals and bleachers to be installed soon.

3. FY24 BUDGET PROPOSAL

1. Anticipate more events returning to Downtown Square once construction is complete.
 1. Downtown Development to hire an engagement and outreach coordinator.
 2. Parks and Recreation Department to hire two employees to handle downtown upkeep and landscaping.
2. Request for \$300,000 within the FY24 budget to complete infrastructure study
 1. Study will focus on TIF southern boundary, underground utilities and TIF boundary expansion.

4. STAFF REPORT ON POTENTIAL TIF 1 EXPANSION AND EXTENSION

1. Proposal to expand the southern boundaries of TIF 1 district.
2. Redevelopment opportunities and estimated total revenues for property tax value is \$52.7 million over a 20-year model.
 1. Spending includes improvements and redevelopments, studies, a downtown master plan, management of district services, Downtown Development Office personnel and marketing efforts, small business development, enhanced Downtown Square programming, and public art.

5. BOARD DISCUSSION ON FUTURE AGENDA ITEMS

1. Board Member William Peace inquired about district security and recommends using City of Garland Police, not private security.
2. Discussion regarding a change in the next scheduled meeting. Next meeting will be held on October 18, 2023, at 12 p.m.
3. Joseph Schroeder laid out next steps for the board which include asking for formal approval of the project plan to move forward to City Council for consideration.
 1. Anticipated to approach council in November or December.

6. ADJOURN

1. Board Member, Joseph Schroeder, motioned to adjourn by declaration.

CITY OF GARLAND, TEXAS

/s/ Joseph Schroeder, Chairman

/s/ Walker Bihm, Secretary