



# GARLAND

## NOTICE OF MEETING CITY OF GARLAND, TEXAS

### TAX INCREMENT FINANCING BOARDS - DOWNTOWN/FOREST JUPITER

### **CANCELED DUE TO LACK OF QUORUM**

Work Session Room of City Hall  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
January 29, 2025 at 12:00 p.m.

A meeting of the Downtown/Forest Jupiter Tax Increment Finance 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 October 23, 2024 Minutes.

#### 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. Briefing on TIF #1 Board Chair Appointment

*Staff will brief the Board on the TIF #1 Board Chair Appointment that occurred during the January 21, 2025, City Council Meeting.*

##### b. Internal Election of Board Vice-Chair

*Nancy Tunell, Downtown Development Manager, will direct the Board on the Internal Election of a TIF #1 Board Vice-Chair to support the Chair as needed.*

##### c. Managed District Services

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Managed District Services.*

##### d. Revitalization Program

*Nancy Tunell, Downtown Development Manager, will brief the Board on the Revitalization Program's current status.*

##### e. Enhanced Square Programming

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Enhanced Square Programming.*

##### f. Public Art

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Public Art.*

**g. TIF #1 Area Improvements**

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding TIF #1 Area Improvements.*

**h. Briefing on Economic Development of Downtown District**

*Nancy Tunell, Downtown Development Manager, will brief the Board on the Economic Development changes of the Downtown District, as requested at the October 23, 2024, TIF #1 meeting.*

**i. Briefing on Public Restroom Facilities**

*Nancy Tunell, Downtown Development Manager, will provide an overview of the Downtown Public Restroom facilities, as requested at the October 23, 2024, TIF #1 meeting.*

**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 Financing Boards-Downtown/Forest  
Jupiter**

**1. a.**

**Meeting Date:** 01/29/2025

**Item Title:** Approval of Minutes of October 23, 2024 Meeting

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**Summary:**

**Consider Approval of October 23, 2024 Minutes.**

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**Attachments**

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Minutes for Approval 10.23.24

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**DRAFT**



# **GARLAND**

## **MINUTES**

The Tax Increment Finance District - Downtown Board of the City of Garland convened in regular session at 12:00 p.m. on Wednesday, October 23, 2024, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

**Present:** Joseph Schroeder, Chair  
Allan Stafford, Board Member  
William Peace, Board Member  
Dr. Mary Brumbach, Board Member  
Kim Thiehoff, Board Member  
Cary Hodson, Board Member  
Tony Bui, Board Member

**Absent:** Aju Mathew, Board Member  
Ed Markwardt, Board Member

**Staff Present:** Nancy Tunell, Downtown Development Manager  
Hailey Miller, Downtown Communications Specialist  
Dana Lodge, Director of Convention and Visitors Bureau, Special Events and Downtown Development  
Tiffany Veno, Chief Communications Officer  
Brooke Tincopa, Downtown Activation and Engagement Coordinator  
Bethany Mccrady, Senior Budget Analyst

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

- a. Consider Approval of July 31, 2024 Minutes**  
Motion for approval was made by Joseph Schroeder, and seconded by William Peace.

### **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. Introduction and Welcome of Newly Appointed Board Members**

New members were welcomed, including board members Kim Thiehoff and Ed Markwardt.

- b. Budget Review for FY 2024-25**

Staff presented the approved budget for FY 2024-25.

- c. Briefing on Election of Officers to the Tax Increment Finance Board for Downtown/Forest-Jupiter**

Board members were briefed on the annual appointment of the Chair by the City Council and Vice-Chair by the Board.

- d. Managed District Services**

Nancy Tunell, Downtown Development Manager, updated the Board on Managed District Services. New team members Hailey Miller and Brooke Tincopa were introduced, a reminder was issued for members to

complete their Open Records Training for compliance, and staff attendance at the 2024 Texas Downtown Association Conference in Abilene was announced.

**e. Revitalization Program**

Nancy Tunell, Downtown Development Manager, provided the Board with updates on the Revitalization Program. Dana Lodge, Director of the Convention and Visitors Bureau, Special Events, and Downtown Development, gave an overview of the program, as requested at the July 31, 2024 meeting. Several notable projects were approved or are pending reimbursement, including Scoop and Boba, Blue Rat, Epiphany Gallery, and Jimmy Wallace Guitars, which is awaiting reimbursement.

**f. Enhanced Square Programming**

Nancy Tunell, Downtown Development Manager, updated the Board on Enhanced Square Programming. The Music Made Here series features upcoming performances by Mike Tuck on November 1, the Dallas Carolers on December 6, and Floyd Live in January 2025. Trick or Treat on the Square was reported as a successful event with high attendance and strong community engagement.

**g. Public Art**

Nancy Tunell, Downtown Development Manager, provided the Board with updates on Public Art. A new mural by Lindsay Milliken was announced at 532 Main Street, and traffic cabinet wraps were recently completed. Plans for future public art installations are being discussed to further enhance the downtown area.

**h. TIF #1 Area Improvements**

Nancy Tunell, Downtown Development Manager, updated the Board on TIF #1 Area Improvements. The RFQ for developers is open until October 31, 2024, for five identified parcels, with the goal of attracting projects aligned with the community's vision for downtown development.

**4. ADJOURN**

The meeting was adjourned at 12:48 p.m. The next meeting is scheduled for January 29, 2025, at 12 p.m.

Submitted By:

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Joseph Schroeder, Chair

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Nancy Tunell, Secretary



GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. a.**

**Meeting Date:** 01/29/2025

**Item Title:** Briefing on TIF #1 Board Chair Appointment

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**Summary:**

**Briefing on TIF #1 Board Chair Appointment**

*Staff will brief the Board on the TIF #1 Board Chair Appointment that occurred during the January 21, 2025, City Council Meeting.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. b.**

**Meeting Date:** 01/29/2025

**Item Title:** Internal Election of Board Vice-Chair

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**Summary:**

**Internal Election of Board Vice-Chair**

*Nancy Tunell, Downtown Development Manager, will direct the Board on the Internal Election of a TIF #1 Board Vice-Chair to support the Chair as needed.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. c.**

**Meeting Date:** 01/29/2025

**Item Title:** Managed District Services

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**Summary:**

**Managed District Services**

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Managed District Services.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. d.**

**Meeting Date:** 01/29/2025

**Item Title:** Revitalization Program

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**Summary:**

**Revitalization Program**

*Nancy Tunell, Downtown Development Manager, will brief the Board on the Revitalization Program's current status.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. e.**

**Meeting Date:** 01/29/2025

**Item Title:** Enhanced Square Programming

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**Summary:**

**Enhanced Square Programming**

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Enhanced Square Programming.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. f.**

**Meeting Date:** 01/29/2025

**Item Title:** Public Art

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**Summary:**

**Public Art**

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding Public Art.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. g.**

**Meeting Date:** 01/29/2025

**Item Title:** TIF #1 Area Improvements

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**Summary:**

**TIF #1 Area Improvements**

*Nancy Tunell, Downtown Development Manager, will provide the latest updates to the Board regarding TIF #1 Area Improvements.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. h.**

**Meeting Date:** 01/29/2025

**Item Title:** Briefing on Economic Development of Downtown District

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**Summary:**

**Briefing on Economic Development of Downtown District**

*Nancy Tunell, Downtown Development Manager, will brief the Board on the Economic Development changes of the Downtown District, as requested at the October 23, 2024, TIF #1 meeting.*

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GARLAND

**Tax Increment Financing Boards-Downtown/Forest  
Jupiter**

**3. i.**

**Meeting Date:** 01/29/2025

**Item Title:** Briefing on Public Restroom Facilities

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**Summary:**

**Briefing on Public Restroom Facilities**

*Nancy Tunell, Downtown Development Manager, will provide an overview of the Downtown Public Restroom facilities, as requested at the October 23, 2024, TIF #1 meeting.*

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