

**TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR  
CITY OF FORT WORTH, TEXAS  
(Southside TIF)**

**BOARD OF DIRECTORS MEETING  
WEDNESDAY, April 6, 2016  
2:00 P.M.**

**Pre-Council Chambers Second Floor of City Hall  
1000 Throckmorton Street, Fort Worth, Texas 76102**

**Board Members**

Ms. Ann Zadeh, Chair

Ms. Kelly Allen Gray  
Mr. Roy C. Brooks  
Ms. Linda Christie

Mr. Early Davis  
Mr. Mark McClendon  
Ms. Ashley Paz

Mr. Scott Rule  
Mr. Steve Townsend

Administrator – Paul Paine, Fort Worth South, Inc.  
Staff Liaison – Mr. Jay Chapa, Assistant City Manager

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**I. Call to Order - Chair**

**II. Approval of December 16, 2015 Meeting Minutes**

**III. Briefings**

- A. Update on Spending Targets For Tracking TIF Allocations (Paul Paine, TIF Administrator)
- B. Update on Workforce Housing Policy (Paul Paine, TIF Administrator)

**IV. Action Items**

- A. Discussion and Consideration of a Resolution to Approve Amendment No.1 for an extension of the completion date to the TIF Development Agreement with Rosedale/Lake Street, LLC for Public Improvements Associated with a New Construction Mixed-Use Medical Office Building and Four Apartments located at the corner of W. Rosedale Street and S. Lake Street, E.E. Chase Subdivision, Lot 1AR. (Paul Paine, TIF Administrator)
- B. Discussion and Consideration of a Resolution to Approve Amendment No.1 for an extension of the completion date to the TIF Development Agreement with Silver Bullet Tower Properties, LLC, for Public Improvements Associated with a New Construction Mixed-Use Retail/Office Building located at the SW corner of 8<sup>th</sup> Ave. and Worth St., the Dissel Tracts Addition, Lot 12B1 (E Pt Lt 12B) (Paul Paine, TIF Administrator)
- C. Discussion and Consideration of a Resolution to Approve Amendment No.1 for an increase to the scope of the project and an extension of the completion date to the TIF Development Agreement with 1K S Main, LLC for Public Improvements Associated with the Renovation and Adaptive Re-use of two Existing Buildings for Commercial Space Located at 1007 S. Main Street and 1001 Bryan Avenue, Rosedale Addition Blk: F, Lot: 1A, 1B, & 2A and Blk: G, Lot: 1A & 2A, (Paul Paine, TIF Administrator)
- D. Rescind Resolution No. 2014-05 and Discussion and Consideration of a Resolution to Approve TIF Development Agreement with Oleander Investments, LLC for Public Improvements Associated with a New Construction Multi-Family Apartment Development located on the JN Brooker Subdivision, Block

1, Lots 2-14 and EF Seidells Subdivision, Block 1, Lots 6-12 between W. Rosedale St. & W. Oleander St. and Hurley Ave. & 7<sup>th</sup> Ave. (Paul Paine, TIF Administrator)

- E. Discussion and Consideration of a Resolution to Approve TIF Development Agreement with 117 St. Louis, LLC for Public Improvements Associated with an Adaptive Re-use Mixed-Use Project for Apartments and Commercial Space to be Located at 202 St. Louis Avenue and a Surface Parking Lot located at 117 St. Louis Avenue, Smith-Jones & Daggett Addition, Blk: 1, Lot 13-17 and Blk: 3, Lot 4-8, (Paul Paine, TIF Administrator)
- F. Discussion and Consideration of a Resolution to Approve TIF Development Agreement with Columbia Plaza Medical Center Fort Worth Subsidiary, L.P. for Public Improvements Associated with the new construction of a Emergency Department and Intensive Care Unit facility Located at the SW corner of Cooper and 9<sup>th</sup> Avenue, Dissel Tracts Addition 136-145, (Paul Paine, TIF Administrator)
- G. Discussion and Consideration of a Resolution to Approve TIF Development Agreement with 1455 Magnolia, LLC for public improvements associated with the new construction of a two buildings for retail/restaurant located at 1455 W. Magnolia Avenue, McAnulty & NYE Subdivision, Blk: C Lot 1, 2, 3, 4, 29, 30, 31, 32, (Paul Paine, TIF Administrator)
- H. Discussion and Consideration of a Resolution to Approve TIF Development Agreement with Near Southside, Inc. for Traffic and Circulation Studies on Eighth Ave. and Hemphill St., (Paul Paine, TIF Administrator)

**V. Executive Session**

The Tax Increment Reinvestment Zone Number Four Board of Directors will conduct a closed meeting to:

- A. Seek the advice of its attorneys concerning legal issues related to any current agenda items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code; and
- B. Discuss the purchase, sale, lease, or value of real property, as authorized by Section 551.072 of the Texas Government Code, deliberation of which in an open meeting would have a detrimental effect on the position of the Board of Directors in negotiations with a third party; and
- C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

**VI. Citizen Presentations (3-minute limit per presentation)**

**VII. Requests for Future Agenda Items**

**VIII. Adjourn**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, April 01, 2016 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas