



MEETING AGENDA

TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR
CITY OF FORT WORTH, TEXAS

(Southside TIF)

BOARD OF DIRECTORS MEETING

DECEMBER 4, 2024

1:00 PM

City Council Conference Room, City Hall, Room 2020
200 Texas Street, Fort Worth, TX 76102

Elizabeth Beck, Chair

Chris Nettles
Hayden Blackburn
Shawn Lassiter

Roy C. Brooks
Kathleen Culebro
Jesse Stamper

Kristen Camareno
Shannon Fletcher

I. CALL TO ORDER

II. BRIEFING AND DISCUSSION

- A. TIF 4 Financial Update
- B. South Main and East Rosedale Gateway Underpasses

III. ACTION ITEMS

- A. Consideration of October 16, 2024 meeting minutes (Elizabeth Beck, TIF Board Chair)
- B. Consideration of a resolution to Approve 2025 TIF 4 Budget (Michael Brennan, TIF Administrator)
- C. Consideration of a Resolution to Approve TIF Development Agreement with Near Southside, Inc. for 2025 Street, Streetscape, and Public Space Improvements within TIF 4 (Michael Brennan, TIF Administrator)
- D. Consideration of a Resolution to Approve TIF Development Agreement with 307 W Daggett Development LLC for Public Improvements Associated with a Mixed-Use Development Project at 307 West Daggett Avenue (Michael Brennan, TIF Administrator)
- E. Consideration of an Amendment to Extend the Start and Completion Deadline and to Change the Development Entity Name for TIF Development Agreement with NRP Lone Star Development, LLC for Public Improvements Associated with the Magnolia Lofts Workforce Housing Development (Michael Brennan, TIF Administrator)

IV. EXECUTIVE SESSION

The Tax Increment Reinvestment Zone Number Four Board of Directors may 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 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.


V. PUBLIC PRESENTATIONS (3-minute limit per presentation)

VI. FUTURE AGENDA ITEMS

VII. ADJOURN

Please Note: The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members may be participating remotely in compliance with the Texas Open Meetings Act.

The Board may convene in Executive Session in the City Council Conference Room in order to conduct a closed meeting to discuss any item listed on this Agenda in accordance with Chapter 551 of the Texas Government Code.

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth 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 <u>Monday, November 25, 2024 at 3:45 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 <p>City Secretary for the City of Fort Worth, Texas</p>
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ASSISTANCE AT THE PUBLIC MEETING

The Fort Worth City Hall and City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations at least two working days prior to the meeting so that appropriate arrangements can be made.