

# Tax Increment Reinvestment Zone Board #2

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March 18, 2024  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

5:00 p.m.

## MINUTES

### A. CALL TO ORDER

Mayor France called the meeting to order at 6:00 p.m. with the following members present:

Derek France, Mayor  
Jim Engel, Mayor Pro Tem  
Ann Martin, Deputy Mayor Pro Tem  
Adam Schiestel, Councilmember Place 1  
Chris Drew, Councilmember Place 2  
Brian Taylor, Councilmember Place 3

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott, Town Secretary  
James W. Childers, Town Manager  
Bryn Meredith, Town Attorney  
Tommy Dalton, Assistant Town Manager  
Tiffany Bruce, Assistant Town Manager/Town Engineer  
Johh Zagurski, Chief Financial Officer

### B. INVOCATION

Mayor France gave the invocation.

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

Mayor France led the pledges.

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Mayor France opened public comment at 5:01 p.m. No one spoke. Mayor France closed public comment at 5:01 p.m.

## E. REGULAR ITEM(S)

1. TIRZ #2 Final Plan - Consider recommending approval of the Final Project and Financing Plan for Tax Increment Reinvestment Zone number 2 (TIRZ #2) pursuant to Chapter 311 of the Texas Tax Code.  
Mr. Childers provided background information.

Mary Petty, P3 Works, TIRZ Administrator, gave a presentation identifying or noting:

- TIRZ Goals overview
- TIRZ Boundary
- Map of the Public Improvements
- Project costs to be paid by TIRZ No. 2
- Reasons TIRZ is desirable
- TIRZ No. 2 components (Term: 30 years; Acreage: approximately 3,962.176 acres; Town TIRZ increment: 50%; County TIRZ increment requested: 50%)
- Estimated non-project costs
- Feasibility study
- Population growth in Texas
- Next steps

and she, or Mr. Meredith responded to questions from Council regarding:

- project cost escalation, including funding source for the delta
- protections within the document as it relates to commitments

**ACTION:** Jim Engel moved to approve E.1. as presented in the agenda caption. Chris Drew seconded the motion.  
**AYES:** Derek France, Jim Engel, Ann Martin, Brian Taylor, Adam Schiestel, Chris Drew  
**NAYS:** None  
**ABSTAIN:** None

**RESULT:** 6:0

**F. ADJOURN**

Mayor France adjourned the TIRZ No. 2 meeting at 5:19 p.m. and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**



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**DEREK FRANCE, MAYOR**

**ATTEST:**



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**THERESA SCOTT, TOWN SECRETARY**