

Tax Increment Reinvestment Zone Board #2



October 20, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

5:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Moore called the regular meeting to order at 5:00 p.m.

The Tax Increment Reinvestment Zone Number 2 (TIRZ #2) Board met in a regular meeting with the following members present:

Cheryl Moore, Chair, Flower Mound, Representative 1
Brian Taylor, Flower Mound, Representative 4
Janvier Werner, Flower Mound, Representative 5
Anne Martin, Flower Mound, Representative 6
Nicole Woodard, Denton County, Representative 7
Chris Haverstick, Denton County Representative 8

with the following member(s) absent:

Adam Schiestel, Flower Mound, Representative 2
Chris Drew, Flower Mound, Representative 3

Town Staff present:

James W. Childers, Town Manager
Betsy Elam, Town Attorney
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer

B. PUBLIC COMMENT

There were no requests to speak from the public.

C. CONSENT ITEM

ACTION: Brian Taylor moved to approve C.1 as presented. Janvier Werner seconded the motion.
AYES: Brian Taylor, Janvier Werner, Ann Martin
NAYS: None
ABSTAIN: Nicole Woodard, Chris Haverstick
RESULT: 3 : 0 : 2

1. Minutes - 5/14 - Consider approval of the minutes from a meeting held on May 14, 2025.

D. REGULAR ITEM

1. Brookview Development Agreement - Consider approval of a Development Agreement with GRBK Edgewood LLC., for the construction of certain Master Planned Town Roadway, Utility and Park improvements associated with the Brookview Phase 1A/1B development; for \$12,301,237.13.

Lea Rodriguez, CIP/ TIRZ Manager, gave a presentation identifying or noting:

Project overview; capital and qualified projects; Brookview project location; off-site work; cost estimates; project timeline; and next steps.

The board and staff discussed the infrastructure and timeline for building a home.

ACTION: Janvier Werner moved to approve D.1 as written. Brian Taylor seconded the motion.
AYES: Brian Taylor, Janvier Werner, Ann Martin, Nicole Woodard, Chris Haverstick
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

E. CLOSED MEETING

The Town Council (TIRZ No. 2 Board) to convene into closed meeting pursuant to Texas Government Code Chapter 551.074, for consultation with Town Attorney. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above-referenced items.

The Tax Increment Reinvestment Zone did not convene into closed meeting.

F. ADJOURN

Chair Moore adjourned the meeting at 5:10 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY