

Tax Increment Reinvestment Zone Board #1



February 2, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

4:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Martin called the regular meeting to order at 4pm.

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

Ann Martin, Chair, Flower Mound, Rep 3
David Johnson, Vice Chair, Denton County, Rep 4
Mark Hargreaves, Flower Mound, Rep 1
Tim Whisenant, Flower Mound, Rep 2
Larry Lipscomb, Denton County, Rep 5
Cheryl Moore, Ex-Officio (Mayor)
James Childers, Ex-Officia (Town Manager)

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

Lee Rodriguez, CIP/TIRZ Manager
John Zagurski, CFO

B. 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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

No public comment

C. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. - Consider approval of the minutes from February 5, 2025.

ACTION: Member Whisenant moved to approve C.1. as presented in the agenda caption. Mayor Moore seconded the motion.
AYES: Members Lipscomb, Whisenant, Hargreaves, Chair Martin, Vice Chair Johnson
NAYS: None
ABSTAIN: None
RESULT: 5:0

D. REGULAR ITEM(S)

1. 2025 Annual Report - Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

Staff Presenter

Lee Rodriguez, CIP/TIRZ Manager, presented the 2025 Annual Report, with John Zagurski providing additional information regarding future TIRZ #1 revenues. Discussion and questions included the following:

- estimated \$50 million cost
- design progress
- parking analysis

ACTION: Member Whisenant moved to approve D.1. as presented in the agenda caption. Vice Chair Johnson seconded the motion.
AYES: Members Whisenant, Hargreaves, Lipscomb, Chair Martin, Vice Chair Johnson
NAYS: None
ABSTAIN: None
RESULT: 5:0

E. ADJOURN

Chair Martin adjourned the meeting at 4:17pm.

