

**TAX INCREMENT REINVESTMENT ZONE NUMBER FIFTEEN
CITY OF FORT WORTH, TEXAS
(STOCKYARDS/NORTHSIDE TIF)**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 1, 2021
3:00 P.M.**

**City Council Conference Room, City Hall, Room 290
200 Texas Street, Fort Worth, TX 76102**

Board Members

Mr. Carlos Flores, Chair

Mr. Jared Williams
Ms. Teresa Ayala
Ms. Pam Minick

Ms. Alice Moore
Mr. Hub Baker

Ms. Susan Alanis
Mr. Al Saenz
Mr. Jim Lane

I. Call to Order – Chair

II. Approval of January 6, 2021 Meeting Minutes

III. Briefings

- A. Written briefing on status of New Isis Theatre (Michael Hennig, Strategic Development Coordinator)

IV. Action Items

- A. Discussion and consideration of a resolution approving Annual Budgets for Fiscal Year 2022 (Isabel Villegas, Economic Development Specialist)

V. Executive Session

The Tax Increment Reinvestment Zone Number Fifteen 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

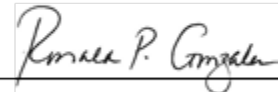
C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

VI. Public 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 said Notice was posted on the following date and time Friday, August 27, 2021 at 2:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

City Council Conference Room 290 in City Hall is 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 email 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.

**TAX INCREMENT REINVESTMENT ZONE NUMBER FIFTEEN
CITY OF FORT WORTH, TEXAS
(STOCKYARDS/NORTHSIDE TIF)**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 12, 2021
2:00 P.M.**

Videoconference

Board Members Present:

Chair Carlos Flores, Mr. Dennis Shingleton, Ms. Teresa Ayala, Mr. Hub Baker, Mr. Al Saenz, Mr. Jim Lane, Ms. Pam Minick

Staff Members Present:

Jesus Chapa, Robert Sturns, Michael Hennig, Melinda Ramos, Brenda Hicks-Sorensen, Elise Back, Isabel Villegas

I. Call to Order

Chair Carlos Flores called the meeting to order at 2:00pm.

II. Approval of January 6, 2021 Meeting Minutes

Ms. Pam Minick moved for approval, seconded by Mr. Dennis Shingleton. The motion passed unanimously.

III. Briefings - None

IV. Action Items

- A. Discussion and consideration of a resolution approving a TIF Economic Development Program Agreement with Fort Worth Heritage Development supporting the construction of new western sports facilities and parking in the Fort Worth Stockyards and for the rehabilitation of the historic Armour Wall and Stairs (Michael Hennig, Strategic Development Coordinator):**

Mr. Hennig presented an overview of a proposed development in the Fort Worth Stockyards by Fort Worth Heritage Development. The proposed project would involve approximately \$52.5 million in private investment for the development of two 25,000 sq. ft., 750 seat western sports arenas, one 25,000 sq. ft. open-air and covered warm-up arena, and two parking garages with combined 1,300 parking stalls. Mr. Hennig continued his presentation by indicating that the developer would be committing to a minimum investment of \$52.5 million in private investment, of which a minimum \$40 million must be Hard Construction costs and with a minimum 15% of all Hard and Soft Construction costs going to certified minority or women owned businesses. The project would carry a required completion deadline of December 31, 2023.

Mr. Hennig then presented a recommendation for TIF support that would reimburse up to \$25 million in total costs associated with the construction of two parking garages proposed as part of the project beginning upon full project completion. Additionally, the proposed agreement would reimburse up to \$1 million in rehabilitation costs for the Amour-Swift stairs and wall.

Mr. Hennig then concluded his presentation and invited questions from the Board. There being none, Chair Flores called for a motion. Mr. Saenz moved for approval, seconded by Ms. Minick. The motion carried unanimously.

V. Executive Session - None

VI. Citizen Presentations - None

VII. Requests for Future Agenda Items

Ms. Pam Minick requested a status briefing on the New Isis Theatre.

VIII. Adjourn

Mr. Dennis Shingleton moved for adjournment, seconded by Ms. Al Saenz, and Chair Carlos Flores the meeting at 2:34 pm.