**TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHT**
**AGENDA**
**CITY OF FORT WORTH, TEXAS**
**LANCASTER CORRIDOR TIF**
**BOARD OF DIRECTORS MEETING**
**November 4, 2026**
***Immediately following the TIF 3 (Downtown) Board Meeting***
***which starts at 2:30 p.m.***

**City Council Work Session Room**
**Fort Worth City Hall**
**100 Fort Worth Trail, Fort Worth, TX 76102**

| | | |
|---|---|---|
| Elizabeth Beck, Chair | Macy Hill, Vice Chair | Johnny Campbell |
| Manny Ramirez | Nicole Collier | Leah King |
| Pamela Anglin | Whitney Wood Juarez | Bob Jameson |

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**I. CALL TO ORDER** **ELIZABETH BECK, CHAIR**

**II. APPROVAL OF AUGUST 5, 2026 MINUTES**

**III. PUBLIC COMMENT** (3-minute limit per person)

**IV. BRIEFINGS**

a. None

**V. ACTION ITEMS**

a. Consider a resolution to approve the Fiscal Year 2027 Budget (Matt Beard, Downtown Fort Worth, Inc.)

**VI. EXECUTIVE SESSION**

The Tax Increment Reinvestment Zone Number Eight 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 or on any manner 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 Chapter 551, Open Meetings 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.

**VII. REQUESTS FOR FUTURE AGENDA ITEMS**

**VIII. 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 Council Executive Session 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.**

**ACCESSIBILITY STATEMENT**

**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) 392-7525 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**

NOTE - Section 551.043(c)(2) of the Texas Gov't Code requires a governmental body to include a taxpayer impact statement with a notice of a meeting at which the body will discuss or adopt a budget.

Although the Lancaster Tax Increment Reinvestment Zone No. 8 has no part in establishing the City's property tax rate, information from the taxpayer impact statement that was provided by the City of Fort Worth during the City's Fiscal Year 2027 budget process is reproduced below.

# City of Fort Worth
# Fiscal Year 2027 Budget and
# HB1522 Taxpayer Impact Statement

The following table compares the City of Fort Worth property tax bill for a median-valued homestead property for (1) the current fiscal year, (2) if the budget is adopted as proposed, and (3) if the adopted budget were based on the no-new-revenue tax rate:

| | | 2025 Rate as Adopted | 2026 Rate per Proposed Budget | 2026 No-New-Revenue Rate |
|---|---|---|---|---|
| **Tax Rate** | | $0.670000 | $0.702000 | $0.670416 |
| **Median-valued homestead property _____ City of Fort Worth Tax Bill** | Tarrant County | $233,209 | $217,208 | $217,208 |
| | | $1,562.50 | $1,524.80 | $1,456.20 |
| | Parker County | $516,186 | $494,455 | $494,455 |
| | | $3,458.45 | $3,471.07 | $3,314.91 |
| | Denton County | $301,966 | $290,845 | $290,845 |
| | | $2,023.17 | $2,041.73 | $1,949.87 |
| | Wise County | $0 | $311,675 | $311,675 |
| | | $0.00 | $2,187.96 | $2,089.52 |

Although the City of Fort Worth extends into Johnson County, there are no taxable homesteads in Johnson County.

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 stamped on the following date and time Wednesday, October 28, 2026 at 10:50 A.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.

Jannette S. Goodall

City Secretary for the City of Fort Worth, Texas

# LANCASTER TIF #8

## Fiscal Year 2027 Proposed Budget

| TIF #8 REVENUE | FY 2026 | FY 2027 Proposed |
|---|---|---|
| City of Fort Worth (50%) | $2,453,444 | $2,660,558 |
| Tarrant County College District (35%) | $292,086 | $321,322 |
| Tarrant Regional Water District (35%) | $69,036 | $73,206 |
| Tarrant County (35%) | $475,616 | $489,438 |
| SUBTOTAL | $3,290,182 | $3,544,524 |
| Interest | $46,812 | $63,065 |
| **TOTAL TIF REVENUE** | **$3,336,994** | **$3,607,589** |

| TIF EXPENSES | FY 2026 | FY 227 Proposed |
|---|---|---|
| Catalyst Phase – Burnett Lofts | $75,000 | $75,000 |
| Houston Street Garage Retail | | $700,000 |
| SOUTHEAST QUADRANT PARKING (RILGC) | | $1,553,125 |
| ONCOR Building | | $4,000,000 |
| TIF ADMINISTRATION | $164,509 | $54,000 |
| **TOTAL TIF EXPENSES** | **$239,509** | **$6,382,125** |
| Net Revenue | $3,097,485 | $(2,774,536) |
| **FUND BALANCE** | **$12,613,033** | **$9,838,497** |