



TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR

AGENDA

CITY OF FORT WORTH, TEXAS

SOUTHSIDE

BOARD OF DIRECTORS MEETING

December 3, 2025 at 1:00 p.m.

City Council Work Session Room

Fort Worth City Hall

100 Fort Worth Trail, Fort Worth, TX 76102

Elizabeth Beck, Chair

Rory Maguire

Shawn Lassiter

Chris Nettles, Vice Chair

Shannon Fletcher

Kristen Camareno

Roy C. Brooks

Kathleen Culebro

Chuck Bouligny

I. CALL TO ORDER

ELIZABETH BECK, CHAIR

II. APPROVAL OF APRIL 30, 2025 MEETING MINUTES

III. PUBLIC COMMENT (3-minute limit per presentation)

IV. BRIEFINGS

- a. TIF 4 Financial Update
- b. Evans and Rosedale Phased Reimbursement

V. ACTION ITEMS

- a. Consider a Resolution to Approve the 2026 Budget (Michael Brennan, TIF Administrator)
- b. Consider a Resolution to Extend the Start Deadline for TIF Development Agreement with 251 Peter Smith Tenant, LP for Public Improvements Associated with Phase One of the Siddons Place Redevelopment (Michael Brennan, TIF Administrator)
- c. Consider a Resolution to Extend the Completion Deadline for TIF Development Agreement with Historic Cumberland Properties, LLC for Public Improvements Associated with the Restoration of 1104 and 1100 Evans Avenue (Michael Brennan, TIF Administrator)
- d. Consider a Resolution to Approve a TIF Development Agreement with Near Southside, Inc. for 2026 Street, Streetscape, and Public Space Improvements

within TIF 4 in an Amount up to \$125,000.00 (Michael Brennan, TIF Administrator)

e. Consider a Resolution to Approve a Second Amendment to TIF Development Agreement with Near Southside, Inc. for Design, Engineering, Fabrication, and Installation of Phase Two of the Near Southside Wayfinding Program to Extend the Completion Deadline and Increase Funding to \$485,750.00 (Michael Brennan, TIF Administrator)

VI. EXECUTIVE SESSION

The Tax Increment Reinvestment Zone Number Four 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

City Hall and the City Council Work Session 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) 392-8552 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

As a result of H.B. 1522, Section 551.043(c)(2) of the Texas Gov't Code now 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; however, Tax Increment Reinvestment Zone 4 does not establish a tax rate for the City or have the authority to do so. Therefore, information from the taxpayer impact statement previously provided by the City of Fort Worth prior to the adoption of the City's Fiscal Year 2026 budget is reproduced below.

City of Fort Worth Fiscal Year 2026 Budget and H.B. 1522 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:

		2024 Rate as Adopted	2025 Rate as Proposed	2025 No- New-Revenue Rate
Tax Rate		\$0.672500	\$0.670000	\$0.659126
Median- valued homestead property ----- City of Fort Worth Tax Bill	Tarrant County	\$234,256	\$237,002	\$237,002
		\$1,575.37	\$1,587.91	\$1,562.14
	Parker County	\$493,963	\$516,186	\$516,186
		\$3,321.90	\$3,458.45	\$3,402.32
	Denton County	\$298,784	\$296,475	\$296,475
		\$2,009.32	\$1,986.38	\$1,954.14

Although the City of Fort Worth extends into Johnson and Wise Counties, there are no taxable homesteads in either of those counties.

Exhibit A

TIF 4 (Near Southside)		<i>Estimated CY2026</i>
FUND BALANCE CARRYOVER (previous year)		
		\$ 22,930,264.21
REVENUE		
	City of Fort Worth:	\$ 2,870,000.00
	Subtotal	\$ 3,100,000.00
	Other Revenue - Transfer from PARD	\$ 6,956.00
	Tsfr Residual to 28613 Wdhaven	
	Interest Generated	\$ 950,304.00
	TOTAL FUNDS AVAILABLE	\$ 26,987,524.21
EXPENDITURES		
	TIF Administration	\$ 412,000.00
	Public TIF Projects: City of Fort Worth and NSI (Transfer Out)	\$ 4,894,000.00
	Development TIF Partnerships	\$ 6,511,000.00
	TOTAL EXPENDITURES	\$ 11,817,000.00
	ENDING FUND BALANCE	\$ 15,170,524.21

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 Tuesday, November 25, 2025 at 3:35 P. M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


Janice S. Hordale
City Secretary for the City of Fort Worth, Texas