TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR
AGENDA
CITY OF FORT WORTH, TEXAS
SOUTHSIDE TIF
BOARD OF DIRECTORS MEETING
December 7, 2026 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	Chris Nettles, Vice Chair	Roy C. Brooks
Rory Maguire	Shannon Fletcher	Kathleen Culebro
Shawn Lassiter	Kristen Camareno	Chuck Bouligny

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

II. APPROVAL OF August 5, 2026 MEETING MINUTES

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

IV. BRIEFINGS

a. TIF 4 Financial Update (Megan Henderson, TIF Administrator)

V. ACTION ITEMS

a. Consider a Resolution to Approve TIF Development Agreement with Oxley Development Partners or Affiliated Entity for Public Streetscape And Right-Of-Way Improvements Associated with the 5th and Magnolia Mixed-Use Project at 1250 W Magnolia Ave (Megan Henderson, TIF Administrator)

b. Consider a Resolution to Approve TIF Development Agreement with Near Southside, Inc. for 2027 Street, Streetscape, and Public Space Improvements within TIF 4 (Megan Henderson, TIF Administrator)

c. Consider a Resolution to Approve the Calendar Year 2027 Budget (Megan Henderson, 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

Any member of the public who wishes to address the Tax Increment Reinvestment Zone Number Two Board regarding an item on the listed agenda must sign up to speak no later than 5:00PM on the day prior to the meeting. To sign up, either contact Isabel Villegas at Isabel.Villegas@fortworthtexas.gov or (817) 392-6021.

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 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.

Although the Southside Tax Increment Reinvestment Zone No. 4 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.

Tax Increment Reinvestment Zone No. 4
Proposed Fiscal Year 2027 Budget

4 (Near Southside)

	Estimated CY2027
D BALANCE CARRYOVER *(previous year)*	**$ 18,548,421.06**
VENUE	
City of Fort Worth:	$ 3,300,000.00
total	$ 3,300,000.00
Other Revenue - Transfer from PARD	$ 6,956.00
rest Generated	$ 741,972.83
AL FUNDS **AVAILABLE**	$ 22,597,349.89
ENDITURES	
Administration	$ 424,360.00
ic TIF Projects: City of Fort Worth and *(Transfer Out)*	$ 3,190,000.00
elopment TIF Partnerships	$ 9,419,000.00
AL EXPENDITURES	$ 13,033,360.00
NG **FUND BALANCE**	**$ 9,563,989.89**

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 Monday, November 23, 2026 at 4:20 P.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