



TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN

AGENDA

**CITY OF FORT WORTH, TEXAS
WOODHAVEN
BOARD OF DIRECTORS MEETING
OCTOBER 16, 2025 at 1:30 p.m.**

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

Board Members

Deborah Peoples, Chair
Joyce Thomas
John Bartosiewicz
Pamela Anglin

Jeanette Martinez, Vice Chair
Sandra McGlothlin
Patrick Winfield
Shannon Fletcher

Ken Newell
Jay Singleton
Skylar O'Neal

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- I. CALL TO ORDER** **DEBORAH PEOPLES, CHAIR**
- II. APPROVAL OF April 2, 2025 MEETING MINUTES**
- III. BRIEFINGS**
- a. None
- IV. ACTION ITEMS**
- a. Consider a resolution to approve the Annual Fiscal Year 2026 Budget (Phillip Michael Smart, Economic Development Coordinator)
- b. Consider a resolution to Authorize TIF Development Agreement with the City of Fort Worth for the development of Woodhaven Park not to exceed \$1,000,000.00 (Phillip Michael Smart, Economic Development Coordinator)
- V. EXECUTIVE SESSION**

The Tax Increment Reinvestment Zone Number Thirteen 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.

VI. PUBLIC COMMENTS (3-minute limit)

VII. REQUESTS FOR FUTURE AGENDA ITEMS

VIII. ADJOURN

Any member of the public who wishes to address the Tax Increment Reinvestment Zone Number thirteen 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

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.

HB 1522, codified under Section 551.043(c)(2) of the Texas Gov't Code, requires Tax Reinvestment Zone 13 to provide a tax impact statement. Tax Reinvestment Zone 13 does not establish a tax rate or have the authority to do so. Therefore, Tax Reinvestment Zone 13 is providing the City of Fort Worth's tax impact statement below.

City of Fort Worth Fiscal Year 2026 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.

		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	Tarrant County	\$23,025.56	\$237,002	\$237,002
		\$1,575.32	\$1,587.91	\$1,562.14
	Parker County	\$493,963	\$516,186	\$516,186
		\$3,321.32	\$3,458.45	\$3,402.32
City of Fort Worth Tax Bill	Denton County	\$298,78	\$296,475	\$296,475
		\$1,986.32	\$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.

TIF 13 (Woodhaven) Projections

	Current Fiscal Year				Termination			
	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
TAXABLE VALUE	631,785,201	578,107,506	548,537,356	548,537,356	548,537,356	548,537,356	548,537,356	548,537,356
FUND BALANCE CARRYOVER (previous year)	13,743,155	17,305,632	24,918,664	27,879,267	30,093,558	33,352,135	33,352,135	
<i>TAX INCREMENT (FY01)</i>	<i>\$448,466,041</i>	<i>\$419,541,851</i>	<i>\$395,571,105</i>	<i>\$366,678,205</i>	<i>\$366,678,205</i>	<i>\$366,678,205</i>	<i>\$0</i>	<i>\$0</i>
REVENUE								
City of Fort Worth: 100%	3,025,753	2,664,770	2,456,744	2,465,911	2,465,911	-	-	-
Tarrant County College District: 50%	254,111	226,458	210,848	210,848	210,848	-	-	-
Tarrant Regional Water District: 100%	121,326	108,099	99,928	100,682	100,682	-	-	-
Tarrant County: 80%	124,208	-	-	-	-	-	-	-
Subtotal	3,525,399	2,999,327	2,767,519	2,777,441	2,777,441	-	-	-
Other Revenue	-	4,200,000	-	-	-	-	-	-
Interest Generated	700,516	816,281	488,736	547,948	592,234	-	-	-
TOTAL REVENUES	4,225,915	8,015,608	3,256,255	3,325,389	3,369,674	-	-	-
EXPENDITURES								
Administration	141,912	145,000	110,701	111,098	111,098	-	-	-
Highwoods Village Development, LLC	369,902	-	184,951	-	-	-	-	-
Sidewalk Connectivity (Randol Mill Road)	-	75,000	-	-	-	-	-	-
Woodhaven Conservation Plan	151,624	182,576	-	-	-	-	-	-
Eastside Library Park	-	-	-	1,000,000	-	-	-	-
TOTAL EXPENDITURES	663,438	402,576	295,652	1,111,098	1,111,098	-	-	-
FUND BALANCE	17,305,632	24,918,664	27,879,267	30,093,558	33,352,135	33,352,135	32,870,267	32,870,267

CANCELLED

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 posted on the following date and time Friday, October 10, 2025 at 10:30 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Janetta S. Goodale
City Secretary for the City of Fort Worth, Texas