

**MEETING OF THE BOARD OF DIRECTORS  
OF THE  
CITY OF ARLINGTON TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE  
("Entertainment District TIRZ")**

**Agenda  
April 18, 2024, AT 1:00PM  
Council Briefing Room  
THIRD FLOOR  
Arlington City Hall  
101 W. Abram St. Arlington, Texas**

- I. Call to Order
- II. Approval of Minutes from the December 3, 2021, Meeting.
- III. Items for Action:
  - a. Consideration of a resolution authorizing the execution of a Funding Agreement between Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas and the City of Arlington, relative to expense for dredging portions of Johnson Creek.
- IV. Executive Session  
Discussion of matters permitted by the following sections of V.T.C.A., Government Code, Chapter 551:
  - a. Section 551.071, CONSULTATION WITH ATTORNEY
  - b. Section 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
- V. Requests for Future Agenda Items
- VI. Consideration of a Date for Next Meeting
- VII. Adjourn

MINUTES  
REGULAR MEETING  
TIRZ #5 Board  
December 3, 2021  
3:00 PM

The TIRZ #5 Board of Arlington, Texas, convened in open session at 3:04 PM, in the Council Briefing Room at Arlington City Hall, 101 West Abram, Arlington, Texas, notice of said meeting being posted as prescribed by Chapter 551, V.T.C.A., Government Code, with the following members present, to wit:

Members Present

Susan Alanis, TCCD  
Kevin McGlaun  
Linda Dipert, City Council  
Raul Gonzalez, City Council  
Helen Moise, City Council  
Ruby Faye Woolridge, City Council  
Jim Ross, Mayor

Members Absent

Devan Allen, Tarrant County Commissioner  
Mark Hallman, JPS Health Network

Others Present

Bruce Payne, Economic Development  
Marcus Young, Economic Development  
Coquis Castillo, Economic Development  
Ethan Klos, City of Arlington  
Alex Agnor, City of Arlington  
Erica Yingling, Economic Development Corporation

I. Call to Order

Mayor Jim Ross called the meeting to order at 3:04 PM and stated that the purpose of the meeting was to conduct the following items of business:

II. Approval of Minutes

Approval of minutes from the August 23, 2021 meeting.

Ruby Faye Woolridge moved to approve the minutes from the August 23, 2021 meeting. Susan Alanis seconded the motion. The motion carried (Ayes: 7, Nays: 0).

III. Items for Action

- a. Consideration of a resolution authorizing the issuance of Tax Increment Revenue Bonds, Series 2021; approving other documents necessary and relating to the issuance of the bonds;

making certain findings and containing other provisions incident and related thereto.

Raul Gonzalez motioned to approve the issuance of Tax Increment Revenue Bonds, Series 2021. Ruby Faye Woolridge seconded the motion. The motion carried (Ayes: 7, Nays: 0)

V. Executive Session

Discussion of matters permitted by Chapter 551 of V.T.C.A. Government Code:  
Section 551.071, CONSULTATION WITH ATTORNEY  
Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Not held

VI. Comments from Citizens

No Comments

VII. Requests for Future Agenda Items

None Requested

VIII. Consideration of a Date for Next Meeting

Meetings on demand

IX. Adjourn

There being no further business, the meeting was adjourned at 3:08 PM.

NOTE: Taped recordings and minutes of all Board meetings are a matter of public record and are kept on file in the City Manager's Office, 101 W. Abram Street, Arlington, Texas. Any committee member or interested party has the right to review these tapes and minutes at the City Manager's Office.

# TIRZ 5

## Staff Report



### Funding Agreement- Johnson Creek Dredging

Board Meeting Date: April 18, 2024

Document Being Considered: Resolution

#### **RECOMMENDATION**

Approve a resolution authorizing the execution of a Funding Agreement between Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas and the City of Arlington, relative to expense for dredging portions of Johnson Creek.

#### **PRIOR BOARD OR COUNCIL ACTION**

On December 19, 2006, City Council passed on second reading Ordinance No. 06-117 designating the TIRZ.

On June 5, 2007, City Council passed on second reading Ordinance No. 07-044 approving the Financing Plan and Project Plan for the TIRZ.

On October 30, 2018, City Council approved Minute Order No. 10302018-002 authorizing execution of a professional services contract with David Pettit Economic Development, LLC for consulting services to update the Project Plan and Financing Plan for the TIRZ.

On May 3, 2019, the Tax Increment Reinvestment Zone Number Five Board of Directors passed Resolution No. 19-01 approving an Amended Project Plan and Financing Plan for the TIRZ.

On May 21, 2019, City Council passed on second reading Ordinance No. 19-027, extending the term of the TIRZ until 2049.

On May 21, 2019, City Council passed on second reading Ordinance No. 19-028, approving an Amended Project Plan and Financing Plan for the TIRZ.

On December 17, 2019, the Tax Increment Reinvestment Zone Number Five Board of Directors passed Resolution No. 19-03 approving an Amended Project Plan and Financing Plan of the TIRZ.

On December 17, 2019, City Council approved second reading of Ordinance No. 19-066 approving an Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Five.

On January 14, 2020, City Council approved second reading of Ordinance No. 20-002 approving the Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Five.

On June 22, 2021, the TIRZ Board approved Resolution No. 21-03 approving a proposed Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Five – Entertainment District, City of Arlington, Texas to reflect changes in the development projections, the proposed Plan was not presented to City Council.

On August 23, 2021, the TIRZ Board approved Resolution No. 21-04 approving an Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Five –

Entertainment District, City of Arlington, Texas to reflect changes in the percentages of participation by the various taxing entities and updates to the estimated project costs.

On August 24, 2021, following a public hearing, City Council approved first reading of an ordinance approving an Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Five.

**ANALYSIS**

The City of Arlington has initiated the design and environmental permitting process required for removal of sediment from two ponds located inside the boundaries of Tax Increment Reinvestment Zone Number Five ("Dredging Project"). The ponds are on Johnson Creek between E. Randol Mill Road and Ballpark Way.

The proposed Funding Agreement provides for a contribution of \$800,000 from the TIRZ towards the costs associated with the Dredging Project. It is anticipated that the Dredging Project will be completed by spring of 2025.

**FINANCIAL IMPACT**

Funding for the \$800,000 contribution is available in the fund for Tax Increment Reinvestment Zone Number Five.

**ADDITIONAL INFORMATION**

Attached:	Resolutions with agreement attached
Under separate cover:	None
Available in the City Secretary's Office:	None

**STAFF CONTACT(S)**

April Nixon  
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**Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas -  
Entertainment District**

**Resolution No. TIRZ5 \_\_\_\_\_**

**A resolution authorizing the Chair of the Board of Directors of Tax Increment Reinvestment Zone Number Five to execute a Funding Agreement between Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas and the City of Arlington, relative to expense for dredging portions of Johnson Creek**

- WHEREAS, on December 19, 2006, by Ordinance No. 06-117, City Council designated a contiguous geographic area within the City of Arlington as Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas – Entertainment District (“TIRZ 5”), in accordance with the Tax Increment Financing Act, as amended, (Texas Tax Code, Chapter 311), to promote development and redevelopment in the area through the use of tax increment financing; and
- WHEREAS, on September 7, 2021, following a public hearing, City Council approved Ordinance No. 21-045 approving an Amended Project Plan and Financing Plan for TIRZ 5; and
- WHEREAS, the Amended Project Plan and Financing Plan for TIRZ 5 includes money for stormwater improvements and parks and recreation facilities and improvements; and
- WHEREAS, Johnson Creek and several small lakes sit within the boundaries of TIRZ 5 and within Richard Greene Linear Park, which provides a valuable public amenity to the businesses and residents within TIRZ 5; and
- WHEREAS, silt and other deposits have accumulated within Johnson Creek and the lakes in Richard Greene Linear Park, and the City of Arlington (the “City”) intends to dredge these waters to remove the deposits so as to improve the stormwater retention capacity of these waters (hereinafter the “Dredging Project”); and
- WHEREAS, the TIRZ 5 Board finds that activities provided in the Funding Agreement are required and suitable for maintaining clean bodies of water at Richard Greene Linear Park and are in keeping with the purposes of the Amended Project Plan; NOW THEREFORE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, CITY OF ARLINGTON, TEXAS – ENTERTAINMENT DISTRICT:

I.

That the facts and recitations contained in the preamble of this Resolution are found and declared to be true and correct.

II.

That the Chair of the Board of Directors is authorized to execute a Funding Agreement for the Dredging Project entered into by and between the City of Arlington, Texas, a home-rule city and municipal corporation, Arlington and Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas - Entertainment District

III.

A substantial copy of the Funding Agreement for the Dredging Project is attached hereto as Exhibit "A".

PRESENTED on the \_\_\_ day of \_\_\_\_\_, 2024, at a meeting of the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas - Entertainment District, and passed and approved on the \_\_\_ day of \_\_\_\_\_, 2024, of \_\_\_\_\_ ayes and \_\_\_\_\_ naves.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
GUS GARCIA  
Economic Development Director

**Exhibit "A"**



THE STATE OF TEXAS     §  
  §  
COUNTY OF TARRANT   §

**Funding Agreement**

THIS Funding Agreement (hereinafter “Agreement”) is executed on \_\_\_\_\_, 2024 (hereinafter “Effective Date”), by and between the **TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, ARLINGTON, TEXAS**, (hereinafter “**TIRZ**”), and the **CITY OF ARLINGTON, TEXAS**, a home-rule city and municipal corporation of Tarrant County, Texas, acting by and through its City Manager or his designee, (hereinafter referred to as “**City**”).

**W I T N E S S E T H:**

WHEREAS, in addition to other projects, the Amended Project Plan and Finance Plan for Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas (herein after “Amended Plan”) provides funding for stormer water facilities, open space, and parks and recreation facilities; and

WHEREAS, the City intends to dredge areas of Johnson Creek located inside the boundaries of Tax Increment Reinvestment Zone Number Five, City of Arlington, Texas (hereinafter the “Project”); and

WHEREAS, the TIRZ desires to contribute funding towards the Project; and

WHEREAS, in accordance with the Amended Plan the costs associated with the Project are eligible project cots to be funded by the tax increment fund for the TIRZ; NOW THEREFORE;

The TIRZ and City, for and in consideration of the mutual premises and promises contained herein, do hereby agree, covenant, and contract as set forth below:

**AGREEMENT**

1. Within ten (10) days after the Effective Date, the TIRZ shall provide the City with Eight Hundred Thousand and 00/100 Dollars (\$800,000.00), to be used by the City to pay for expenditures related to the Project.
2. The City shall use all funds provided by the TIRZ under this Agreement for the Project.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year written above.

**TAX INCREMENT REINVESTMENT  
ZONE NUMBER FIVE, CITY OF  
ARLINGTON, TEXAS**

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
Gus Garcia  
Economic Development Director

**CITY OF ARLINGTON, TEXAS**

BY \_\_\_\_\_  
Trey Yelverton  
City Manager

ATTEST:

\_\_\_\_\_  
ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
MOLLY SHORTALL, City Attorney

BY \_\_\_\_\_