



**CITY OF GAINESVILLE**

**NOTICE OF JOINT MEETING**

**CITY COUNCIL WITH REINVESTMENT BOARD NO. 2**

October 21, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

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1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE TO THE FLAG**
4. **RECOGNITIONS/ PROCLAMATIONS**
5. **REPORTS**
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
  - a. Approve Minutes of the October 7, 2025 City Council meeting.
  - b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas approving the actions of the Gainesville Economic Development Corporation, which voted to authorize the dissolution of the Business Incentive Agreement with Thirty-Five and Liberty, LLC.
8. **ACTION ITEMS**
  - a. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the City Manager to sign a proposal with Siddons Martin Emergency Group, LLC to secure the contract price for the purchase of a new brush truck for the Gainesville Fire Department; and providing an effective date.
  - b. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the City Manager to sign a proposal with Siddons Martin Emergency Group, LLC to secure the contract price for a new ladder truck for the Gainesville Fire Department; and providing an effective date.
  - c. A resolution authorizing the Gainesville Police Department to participate in the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) program and request controlled property if needed.
  - d. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the purchase of one (1) 2026 Wilkens Steel & Post Open Top Walking Floor Trailer for the General Services Department/Solid Waste Division.
  - e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the purchase of one (1) 2027 Mack Haul Truck for the General Services Department/

Solid Waste Division.

- f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, providing a tax exemption for the Summit at Lexington Square Apartment Complex.
- g. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, appointing a "Save the Train" Liaison; and providing an effective date.
- h. Consideration of and action on a resolution authorizing the City Manager to execute an agreement with each of the agencies receiving Hotel/Motel Occupancy Tax pursuant to Chapter 351 of the Tax Code; appropriating certain amounts from said Hotel/Motel Fund; and authorizing payment on the terms and conditions contained therein.
- i. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas awarding Bid No. 2025-15 for the Cemetery Shop and Equipment Storage Building Construction.
- j. Consideration of and action on an ordinance amending appropriations for the support, maintenance, buildings and improvements for the Fiscal Year from October 1, 2025 through September 30, 2026; providing an effective date; and making an open meeting finding.

#### City of Gainesville – Taxpayer Impact Statement

*(For inclusion with budget adoption notices per HB 1522, effective September 1, 2025)*

The following information is provided to give Gainesville taxpayers a clear comparison of how the proposed FY 2025–2026 budget will affect property taxes on the **median-valued homestead**.

- **Median home value (2025 certified roll):** \$180,000
- **Last year's adopted tax rate:** \$0.535700 per \$100 valuation
- **No-New-Revenue (NNR) tax rate (2025-2026):** \$0.515430 per \$100 valuation
- **Proposed tax rate (FY 2025–2026):** \$0.573779 per \$100 valuation

#### Comparison of Property Tax Bills

*(for a median-valued Gainesville homestead)*

#### Scenario Tax Rate Estimated Annual Tax Bill

Current Fiscal Year (FY 2024–2025) \$0.535700 \$964.26

Proposed FY 2025–2026 Budget \$0.573779 \$1,032.80

Balanced Budget at No-New-Revenue Tax Rate \$0.515430 \$927.77

#### Explanation

- If the **proposed budget is adopted**, the average homeowner with a median-valued property of \$180,000 would pay about **\$68.54 more** in property taxes compared to the current year.
- If the City adopted a **no-new-revenue budget**, that same homeowner would see a **\$36.49 decrease** compared to the current year.

#### 9. CITY COUNCIL ADJOURN

#### 10. TIRZ BOARD AGENDA

*Pursuant to Chapter 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Reinvestment Zone No. 2, City of Gainesville Board to be held on October 21, 2025 at 6:30 p.m. in the Gainesville Municipal Building, 200 South Rusk, Gainesville, Texas, at which time the following will be discussed and considered:*

*Welcome to the Reinvestment Zone No. 2 Meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.*

**CALL TO ORDER REGULAR TIRZ NO. 2 MEETING** *[Chairman will call the meeting to order, establish a quorum if present; and declare notices legally posted pursuant to the Open Meetings Act. During the course of the meeting, members of the audience wishing to speak must be recognized by the Presiding Officer.]*

**CITIZEN COMMENTS** [The Reinvestment Zone No. 2 invites citizens to speak to the board on topics not already scheduled for public hearing or on the agenda. Citizens may address the board for a maximum of two minutes. Citizens comments shall be made from the podium. Please state your name and address for the record. The board is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.]

- a. Discuss, consider, and possibly take action on a resolution approving TIRZ #2 - Certification of Costs No. 2 - Draw #Q3, 2025

**11. ADJOURN**

At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.

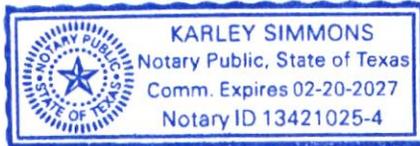
- i. Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.
- ii. Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.
- iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.
- iv. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
- v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.
- vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

I, Diana Loch, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at 3-40 a.m./p.m. on October 10, 2025.



Diana Loch

Sworn to and subscribed before me on this the 15 day of October, 2025.



Notary Public, State of Texas  
My Commission expires: 2-20-2027

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, WHICH VOTED TO AUTHORIZE THE DISSOLUTION OF THE BUSINESS INCENTIVE AGREEMENT WITH THIRTY-FIVE AND LIBERTY, LLC.**

**DISCUSSION:**

This resolution approves the GEDC actions, which voted to approve the dissolution of the business incentive agreement with Thirty-Five and Liberty, LLC. The GEDC entered into the agreement on March 28, 2023 to promote economic development and job creation. Thirty-Five and Liberty has been unable to achieve the required performance benchmarks or meet the minimum full-time employment threshold as specified in the agreement.

Staff recommends approval of the resolution.

**ATTACHMENTS:**

- Resolution
- GEDC Resolution
- Original Contract

**Originating Department Head:**

Arlene Loyd, GEDC Director

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A PROPOSAL WITH SIDDON'S MARTIN EMERGENCY GROUP, LLC TO SECURE THE CONTRACT PRICE FOR THE PURCHASE OF A NEW BRUSH TRUCK FOR THE GAINESVILLE FIRE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City Manager to sign the proposal from Siddons Martin Emergency Group, LLC for the purpose of securing the contract price for the FY 2027 Ford F550 Brush Truck to replace Brush 3 in the amount of \$316,734.00 for the Gainesville Fire Department.

The purchase was outlined in the City's Five-Year Budget for fiscal year 2027 to pay cash in the amount of \$295,000, however, the total proposal amount is \$316,734.00. The purchase was originally planned for FY 2027, with funds budgeted in FY 2028 based on an anticipated build time of 12 months. However, due to increased production times, the current estimated build time has extended to 18 to 24 months.

In 2027, the City may issue debt at that time, instead of paying cash.

By approving and signing this contract in October 2025, the City can secure current pricing with no payment due until the apparatus is built and ready for delivery. The estimated build time is 18–24 months.

Locking in the price now protects against expected annual cost increases of 8–12%.

**RECOMMENDATION:**

Staff recommends approval of this resolution.

**ATTACHMENTS:**

Resolution  
Proposal

**Originating Department Head:**

Wayne Twiner, Fire Chief

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN A PROPOSAL WITH SIDDONS MARTIN EMERGENCY GROUP, LLC TO SECURE THE CONTRACT PRICE FOR A NEW LADDER TRUCK FOR THE GAINESVILLE FIRE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution authorizes the City Manager to sign the proposal from Siddons Martin Emergency Group, LLC for the purpose of securing the contract price for the FY 2029 Pierce-Custom Enforcer Ladder Truck purchase to replace Ladder 1 in the amount of \$2,216,745.00 for the Gainesville Fire Department.

The purchase was outlined in the City’s Five-Year Budget for fiscal year 2029. The total contract amount is \$2,216,745.00.

In 2029, the City plans to issue debt for this fire apparatus which has a 15-year life expectancy.

By approving and signing this contract in October 2025, the City can secure current pricing with no payment due until the apparatus is built and ready for delivery. The estimated build time is approximately 40 months.

Locking in the price now protects against expected annual cost increases of 8–12%.

**RECOMMENDATION:**

Staff recommends approval of this resolution.

**ATTACHMENTS:**

Resolution  
Proposal

**Originating Department Head:**

Wayne Twiner, Fire Chief

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION AUTHORIZING THE GAINESVILLE POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY (DLA) LAW ENFORCEMENT SUPPORT OFFICE (LESO) PROGRAM AND REQUEST CONTROLLED PROPERTY IF NEEDED.**

**DISCUSSION:**

This resolution authorizes the Gainesville Police Department to continue to participate in the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO), which provides excess Department of Defense (DoD) property to federal, state and local law enforcement agencies. The Police Department has obtained equipment through this program in past years including the Mine-Resistant Ambush Protected (MRAP) vehicle and the observation tower at no cost to the taxpayers of Gainesville.

LESO now requires law enforcement agencies to notify the public and their Civilian Governing Body (CGB) that they may potentially request “controlled” property during the following fiscal year. The “controlled” property may include the following:

Weapons (pistols, shotguns, long rifles), Weapon modification kits, Weapon parts, Training Weapons. Aircraft (Fixed & Rotary), Aircraft parts, Armored Vehicles (MRAPs, Peacekeepers, Armored HMMWVs & NTAVs), Vehicle parts, Weapon-mounted optics & lasers, Handheld Optics & lasers, Night Vision Devices (including thermal equipment), Optical & sighting equipment (range finders, boresights etc), Tactical cargo vehicles (HMMWV, Cargo trucks), Watercraft, Unmanned Ground Vehicles (all robots), Wheel assemblies, Tools (hand, pneumatic & power), Purpose-built Handheld Breaching Equipment, Decontamination Equipment, Computers & peripherals, Camouflage & deception equipment, Radio & Telephone Equipment, Generators, Lighting & observation towers, Riot gear (helmets, face shields, fixed batons over 2 ft., wearable gear & shields), Capability Sets, and Camera Sets.

The Gainesville Police Department notifies the public of the potential requests for “controlled” property by notices on the City of Gainesville website in English and Spanish.

Staff recommends approval of this resolution.

**Originating Department Head:**

Kevin Phillips, Police Chief

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) 2026 WILKENS STEEL & POST OPEN TOP WALKING FLOOR TRAILERS FOR THE GENERAL SERVICES DEPARTMENT/SOLID WASTE DIVISION.**

**DISCUSSION:**

This resolution authorizes the purchase of (2) 2026 Wilkens Steel & Post Open Top Walking Floor Trailers for the Solid Waste division at a total cost of \$234,000 through the Buy Board. The purchase was originally budget at \$219,576, but due to tariffs the price increased to \$234,000.

The Solid Waste department has experienced significant growth in operations. Maintaining reliable equipment is critical to keeping up with the increased workload. The 2009 Wilkens trailer will continue to be used until it is no longer functional, but is quickly nearing the end of its useful life. Given the department's growth and the aging condition of this unit, the purchase of two trailers is necessary to prevent operational disruptions and maintain efficiency.

The trailers are budgeted in the current fiscal year Solid Waste Fund - Landfill Long Haul Division Line Item 560-50-32-66504 Machinery and Equipment. To cover the additional cost, the City will transfer funds from the Solid Waste Fund - Landfill Long Haul Line Item 560-50-32-53304 Machinery and Equipment to Line Item 560-50-32-66504. (Since the funds are moving within the same department and there is not an increase in the bottom line for the department, the City Manager can approve the adjustment without an official budget amendment.)

Staff recommends that the City Council approve the resolution.

**ATTACHMENTS:**

- Resolution approving purchase
- Specifications for equipment
- Request for Budget Adjustment

**Originating Department Head:**

Polly Boone, General Services Director

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2027 MACK HAUL TRUCK FOR THE GENERAL SERVICES DEPARTMENT/SOLID WASTE DIVISION.**

**DISCUSSION:**

This resolution authorizes the purchase of a 2027 Mack Haul Truck for the Solid Waste division at a cost of \$162,490 through the Buy Board. The cost is budgeted in the current fiscal year Solid Waste Landfill Long Haul Fund.

Staff recommends that the City Council approve the resolution.

**ATTACHMENTS:**

Resolution approving purchase  
Specifications for equipment  
Capital Outlay Form

**Originating Department Head:**

Polly Boone, General Services Director

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, PROVIDING A TAX EXEMPTION FOR THE SUMMIT AT LEXINGTON SQUARE APARTMENT COMPLEX.**

**DISCUSSION:**

This resolution would provide a 100% property tax exemption for the Summit at Lexington Square Apartments. This exemption would not only apply to the City but also to all other taxing entities.

This complex has the highest call load for police services in the City (see attachments). Since the owner has visited with the police department, calls have started to slow down.

This approval would open the door to all other apartment complexes that provide housing for low-income people in at least 50% of the units.

Lexington Square claims the market rate for their apartments is \$1,565 (1 bed/560 sq. ft.) and \$1,630 (2 bed/700 sq. ft.). The renters pay 20% of their income. The federal government provides additional subsidies for the property. The owner reports that the property has a \$2 million annual income with 85% of the funding coming through the federal subsidies.

I am no expert, but it seems that \$2 million of income for 100 units breaks down to the average income per unit to be \$1,666.67 per month, which is higher than the rates charged at Liberty Loft. I do not understand why tax breaks are needed from the City with this income.

The rents at Liberty Lofts are \$1,220 (1 bed/641 sq. ft.), \$1,255 (1 bed/678 sq. ft.), \$1,350 (2 bed/939 sq. ft), and \$1,525 (3 bed/1,150 sq. ft.).

The owner agreed to provide me with information on this property, but I did not receive the information until October 14. I have sent a resolution to the City Attorney for review and expect to update the packet with a new resolution before the meeting.

**RECOMMENDATION:**

Staff recommends against approval of this resolution because it impacts more than just the city organization. This apartment complex would pay nothing in property tax, while requiring a higher level of city services. Gainesville taxpayers are already subsidizing the facility with their federal income tax.

See email from the owner of the Summit at Lexington Square for his thoughts on this resolution and on the income for the property

**ATTACHMENTS:**

Email from Property Owner

Apartment Calls for Service: Lexington Square Apartments, Bella Vista, and Woodglen.

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPOINTING A “SAVE THE TRAIN” LIAISON; AND PROVIDING AN EFFECTIVE DATE.**

**DISCUSSION:**

This resolution designates a representative to serve as a point of contact and advocate for passenger rail service, particularly in relation to the Heartland Flyer. This designation will help ensure consistent communication and coordination with regional partners and advocacy groups such as the North Central Texas Council of Governments (NCTCOG) and the Heartland Flyer Alliance.

RipplesGVL has requested that the City designate Tavia Evans as the official “Save the Train” Liaison. In this capacity, Ms. Evans will monitor legislative developments, participate in regional discussions, and provide quarterly written updates to the City Council regarding rail-related advocacy and developments.

The resolution also clarifies that this is an advisory, non-voting role with no authority to make decisions or commitments on behalf of the City. The liaison serves at the pleasure of the City Council and may be removed or replaced at any time for any reason deemed appropriate by the Council.

**ATTACHMENTS:**

Ripples' proposal for a Train Liaison Resolution

**Originating Department Head:**

Diana Loch, City Secretary at the request of Tommy Moore, Mayor.

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE AGENCIES RECEIVING HOTEL/MOTEL OCCUPANCY TAX PURSUANT TO CHAPTER 351 OF THE TAX CODE; APPROPRIATING CERTAIN AMOUNTS FROM SAID HOTEL/MOTEL FUND; AND AUTHORIZING PAYMENT ON THE TERMS AND CONDITIONS CONTAINED THEREIN.**

**DISCUSSION:**

This resolution authorizes the City Manager to execute an agreement with the Cooke County Arts Council and the State Theater for Hotel Occupancy Tax funding. The Hotel Occupancy Tax may only be used to promote tourism and the convention and hotel industry. The uses are further limited to the following:

1. Convention center facilities or visitor information centers or both
2. Registration of convention delegates
3. Advertising and conducting solicitations and promotional programs
4. Promotion, improvement and application of the arts
5. Historical restoration and preservation projects

**ATTACHMENTS:**

Agreements

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AWARDED BID NO. 2025-15 FOR THE CEMETERY SHOP AND EQUIPMENT STORAGE BUILDING CONSTRUCTION.**

**DISCUSSION:**

This resolution awards bid 2025-15 for a cemetery maintenance/storage building with Jarvis & Jarvis, Inc. for \$604,000.

The City is required to purchase the following items for the project: metal building, plumbing fixtures, twin storefront doors, exterior windows, lighting fixture, and flooring materials.

The City will have to go through the sealed bid process for the metal building or buy through a government-purchasing cooperative, such as Buy Board or TIPS.

The overall cost of this project is estimated to be \$795,000. We will have to receive a firm price on the metal building before having a better estimate.

This project is not in the FY 2026 Budget or in the 5-year Capital Improvement Program. If the council decides to move forward this project, we will need to make a budget amendment prior to making any payments.

**FINANCIAL:**

Cemetery Permanent Fund: \$117,214 available

Assigned Fund: \$5,494,438 available

(Please remember that the 5-year budget only shows \$51,423 remaining at the end of FY 2030. Taking these funds could impact planned projects in the future. However, I expect that the City will finish with more excess revenue for FY 2025 than budgeted.)

**ATTACHMENTS:**

Resolution

Bid Tabulation

Cemetery Permanent Trust Spreadsheet

FY 2026 – FY 2030 Assigned Fund Budget

**Originating Department Head:**

Diana Loch, City Secretary on behalf of Councilmember Randy Jones, Ward 3

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**AN ORDINANCE AMENDING APPROPRIATIONS FOR THE SUPPORT, MAINTENANCE, BUILDINGS AND IMPROVEMENTS FOR THE CITY OF GAINESVILLE, TEXAS FOR THE FISCAL YEAR FROM OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; PROVIDING AN EFFECTIVE DATE; AND MAKING AN OPEN MEETING FINDING.**

**DISCUSSION:**

This ordinance amends the FY 2026 Budget.

Exhibit A (Option A) amends the Arts Council funding from \$4,500 to \$10,000 and the Blues and Tattoos from \$12,000 to \$36,490 as directed by Council at the October 7, 2025 meeting.

If council wants to amend the FY 2026 Budget to pay for the construction of a maintenance/storage building at the cemetery, then Exhibit A (Option B) needs to be approved. These amendments make the above-mentioned changes to the Hotel Fund and also provide for funding for the cemetery building.

The resources for the building will come from the Cemetery Permanent Fund (\$117,214) and the Assigned Fund (\$677,786). The expense will be recognized in the Cemetery Fund (\$795,000).

**Originating Department Head:**

Diana Loch, City Secretary, as directed from Council during the October 7, 2025 meeting.

**City Council Meeting Date:**

October 21, 2025

**COUNCIL COMMUNICATION**

**CAPTION/SUBJECT:**

**A RESOLUTION APPROVING TIRZ #2 – CERTIFICATION OF COSTS NO. 1 – DRAW #Q3, 2024**

**DISCUSSION:**

This Resolution approves the TIRZ #2 – Certification of Costs No. 2 – Draw #Q3, 2024 that has been submitted by B-29 ADC, LLC. for \$18,201.25.

The developer can receive a reimbursement up to \$1,436,250.00 for performing due diligence for developing TIRZ #2.

At this time, there are no funds in TIRZ #2. Payment will only be made after the City has been reimbursed it's administrative cost for creating and maintaining the TIRZ.

P3 Works, the City's TIRZ Consultant, has recommended for approval of these costs based upon our agreement with the company. Staff also recommends approval of this draw request.

**ATTACHMENTS:**

Resolution

TIRZ #2 – Certification of Costs No. 2 – Draw #Q3, 2024

Resolution 12-19-2023B – Airport TIRZ Agreement with B-29 ADC, LLC

**Originating Department Head:**

Barry Sullivan, City Manager

**City Council Meeting Date:**

October 21, 2025