



TIF #2 Agenda

Monday, August 17, 2026
5:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the Board on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Board. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **GENERAL**

A. Consider and take possible action on the minutes from the August 18, 2025 Tax Increment Finance Reinvestment Zone #2 (TIF #2) Board meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

B. Consider and take possible action on a municipal services cost agreement with the city of Burleson. (*Staff Contact: Kevin Hennessey, Director of Finance*)

C. Consider and take possible action on a resolution adopting the Tax Increment Finance Reinvestment Zone #2 (TIF #2) FY 2026-2027 annual budget. (*Staff Contact: Kevin Hennessey, Director of Finance*)

4. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

5. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

6. **ADJOURN**

CERTIFICATE

I hereby certify that the above agenda was posted on this the 6th of August 2026, by 5:30 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

Texas Government Code Section 551.043 requires a governmental body to include a taxpayer impact statement on each meeting notice at which the governmental body will discuss or adopt a budget; however, the Reinvestment Zone Number Two, City of Burleson, Texas, does not establish a tax rate for the City of Burleson or have the authority to do so. Therefore, information from the taxpayer impact statement provided by the City of Burleson is reproduced below:

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property (\$301,997 for tax year 2025, \$297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is \$2,180, the City's portion of the property tax bill for the upcoming fiscal year (FY26-27) for the same property if the proposed budget is adopted is estimated to be \$2,151, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).

**The figures used in the statement above are based on information received from the Johnson County Central Appraisal District and Tarrant Appraisal District.*

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

TIF #2

DEPARTMENT: City Secretary's Office

FROM: Lisandra Leal, Assistant City Secretary

MEETING: August 17, 2026

SUBJECT:

Consider and take possible action on the minutes from the August 18, 2025 Tax Increment Finance Reinvestment Zone #2 (TIF #2) Board meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The Board duly and legally met on August 15, 2025 for a TIF #2 meeting.

RECOMMENDATION:

The Board may approve the minutes as presented or approve with amendments.

STAFF CONTACT:

Name: Monica Solko
Title: Deputy City Secretary
msolko@burlesontx.com
817-426-9688

**MEETING OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCE
REINVESTMENT ZONE NUMBER TWO
AUGUST 18, 2025
DRAFT MINUTES**

BOARD MEMBER PRESENT

Alexa Boedeker
Chris Fletcher
Dan McClendon, Chairman
Kenny Howell

BOARD MEMBERS ABSENT

Bret Jimerson

Staff present

Tommy Ludwig, City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Allen Taylor, Jr., City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 4:30 P.M.

Chairman Dan McClendon called the meeting order. **Time: 4:30 p.m.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the September 23, 2024 Tax Increment Finance Reinvestment Zone #2 (TIF #2). (Staff Contact: Monica Solko, Deputy City Secretary)

Motion was made by Chris Fletcher and seconded by Kenny Howell to approve.

Motion passed 4-0, with Bret Jimerson absent.

B. TIF2081825SecondAmendment, 380 and Development Agreement for Public and Private Improvements in the Reinvestment Zone Number Two, City of Burleson Between the City of Burleson and Depot on Main Holdings, LLC (CSO#543-11-2016). (Staff Contact: Alex Philips, Economic Development Director)

Alex Philips, Economic Development Director, presented a second amendment development agreement to the board.

Motion was made by Chris Fletcher and seconded by Kenny Howell to approve.

Motion passed 4-0, with Bret Jimerson absent.

C. TIF2081825AnnualBudget, resolution adopting the Tax Increment Finance Reinvestment Zone #2 (TIF #2) FY 2025-2026 annual budget. (Staff Contact: Kevin Hennessey, Interim Director of Finance)

Kevin Hennessey, Interim Director of Finance, presented a resolution to the board.

Motion was made by Chris Fletcher and seconded by Alexa Boedeker to approve.

Motion passed 4-0, with Bret Jimerson absent.

4. BOARD REQUEST FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

- Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code.
- Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code.
- Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

No need for executive session.

6. ADJOURN

There being no further discussion Chairman Dan McClendon adjourned the meeting. **Time: 4:41 p.m.**

Monica Solko
Deputy City Secretary

TIF#2 Minutes 08.18.25

TIF #2

DEPARTMENT: Finance

FROM: Kevin Hennessey, Director of Finance

MEETING: August 17, 2026

SUBJECT:

Consider and take possible action on a municipal services cost agreement with the city of Burleson. (*Staff Contact: Kevin Hennessey, Director of Finance*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The Reinvestment Zone Number Two, City of Burleson, Texas ("TIF#2") was created in 2005 and has adopted numerous different projects for public and private infrastructure. As detailed in a report and presentation agenda item at the August 3, 2026, City Council meeting, portions of the of the TIF#2 zone have experienced substantial growth and development. TIF#2 has added sidewalks, parking lots, and other public amenities in the zone, such as the Mayor Calvin Plaza, as well as financed infrastructure necessary for large developments such as the B&G Buildings off of Renfro St, Old Town Station, and the 135 W Ellison buildings. However, as the zone develops, the City must spend more money out of its regular budget to provide standard everyday services to the area, such as increased fire, police, code enforcement, and ambulance services along with parks, street, and other maintenance costs. The proposed agreement allows the City to recoup the incremental costs of providing municipal services incurred as a result of the development or redevelopment in the zone. The proposed agreement will be for the term of one year whereby TIF#2 will pay to the City \$750,000 for incremental costs of providing municipal services in Fiscal Year 2027.

RECOMMENDATION:

Staff recommends approval.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

On December 15, 2005, the city passed an ordinance creating Reinvestment Zone Number Two, City of Burleson, Texas.

On August 3, 2026, the City Council discussed tax increment financing, including Reinvestment Zone Number Two, City of Burleson, Texas, during a report and presentation agenda item.

REFERENCE:

Ordinance No. C-592

FISCAL IMPACT:

Proposed Expenditure: \$750,000
Fund: Non-Major Governmental Fund
Account Description: TIF#2
Procurement Method: N/A

STAFF CONTACT:

Kevin Hennessey
Director of Finance
khennessy@burlesontx.com
817-426-9664

TIF #2

Municipal Services Cost Agreement

PRESENTED TO THE TIF BOARD, AUGUST 17, 2026

TIF#2 Municipal Services Cost Agreement

- The Burleson Old Town TIF started in 2005 includes 720 acres along Interstate Highway 35, including Old Town and extending east to the south of Spinks Airport and to the west to the 174 corridor
- TIF#2 has grown and experienced substantial development and redevelopment since its creation in 2005
- Since creation TIF#2 has completed 7 different projects, including the Mayor Vera Calvin Plaza, B&G Buildings, Old Town Station, Depot on Main, the 135 W Ellison Buildings, along with parking, pedestrian, and ADA improvements

TIF#2 Municipal Services Cost Agreement

- The growth of TIF#2 has lead to incremental costs to the City of providing municipal services to the TIF#2 zone, such as increased fire, police, code enforcement, and ambulance services along with parks, street, and other maintenance costs
- The proposed agreement between the City and TIF#2 is for one year and will allow the City to collect the incremental costs for FY26-27 from the TIF#2 in the amount of \$742,766
- The amount paid by the TIF#2 shall not exceed the amount of the tax increment produced by the City and paid into the TIRZ fund

Options

- Recommend approval of the cost agreement
- Not recommend approval of the cost agreement
- Staff recommends approval

Questions/Comments

TIF #2

DEPARTMENT: Finance

FROM: Kevin Hennessey, Director of Finance

MEETING: August 17, 2026

SUBJECT:

Consider and take possible action on a resolution adopting the Tax Increment Finance Reinvestment Zone #2 (TIF #2) FY 2026-2027 annual budget. *(Staff Contact: Kevin Hennessey, Director of Finance)*

SUMMARY:

The purpose of the resolution is to have the Board of Directors of the Tax Increment Finance Reinvestment Zone #2 (TIF #2) approve and adopt the FY 2026-2027 budget.

Some key highlights in the proposed FY 2026-2027 budget include:

- FY 2027 Beginning Balance \$703,880
- Revenues \$1,546,948
- Expenses \$1,705,341
- Ending Balance \$545,487

RECOMMENDATION:

Staff recommends approval of the resolution.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Kevin Hennessey
Director of Finance
khennessey@burlesontx.com
817-426-9651

TIF #2 Fund Proposed Budget FY 2026-2027

PRESENTED TO THE TIF BOARD, AUGUST 17, 2026

TIF #2 Financial Overview

- The Burleson Old Town TIF started in 2005 includes 720 acres along Interstate Highway 35, including Old Town and extending east to the south of Spinks Airport and to the west to the 174 corridor
- TIF2 Fund Highlights
 - FY 2027 Beginning Balance \$703,880
 - Revenues \$1,546,948
 - Expenses \$1,705,341
 - Ending Balance \$545,487

TIF #2 Recommended Supplemental Requests

TIF #2

DISCRETIONARY

DEPARTMENT	FUNCTION	REQUEST SUMMARY	FTE	DISCRETIONARY ONE-TIME	DISCRETIONARY ONGOING	REVENUE/OFFSET	FY26-27 BUDGET
All	All	Restore Merit to October 1	-	-	369	-	369
All	All	Market	-	-	1,379	-	1,379
Economic Development	Community Development	Old Town - District Valet	-	65,000	-	-	65,000
Parks	Parks & Recreation	Plaza - Paver Replacement	-	35,912	-	-	35,912
Parks	Parks & Recreation	Plaza - Furniture Replacement*	-	25,000	-	-	25,000
Parks	Parks & Recreation	Plaza - Play Area Allocation	-	93,246	-	-	93,246
Economic Development	Community Development	New Christmas Tree for Plaza	-	55,500	4,500	-	60,000
TOTAL			-	274,658	6,248	-	280,906

*Supplemental funded at less than requested amount.

TIF #2 Fund Three-Year Summary

Item C.

NON-MAJOR GOVERNMENTAL FUND					
BURLESON TIF #2					
	2024-25 ACTUAL	2025-26 ORIGINAL BUDGET	2025-26 REVISED BUDGET	2025-26 ESTIMATE	2026-27 PROPOSED BUDGET
Beginning fund balance/ working capital	\$ 941,135	\$ 1,044,021	\$ 1,044,021	\$ 1,101,090	\$ 703,880
Revenues					
Property Taxes	1,296,561	1,508,603	1,508,603	1,508,603	1,490,261
Investment Earnings	58,485	49,000	49,000	49,145	46,687
Miscellaneous	18,250	10,000	10,000	10,000	10,000
Total Revenues	1,373,296	1,567,603	1,567,603	1,567,748	1,546,948
Expenditures					
Salaries	16,516	39,040	39,040	39,040	39,918
Benefits	1,497	10,501	10,501	3,758	3,878
Minor Furn & Equip	620	-	-	-	-
Outside Services	966	-	-	-	-
Infr Maint & Repair	99,104	117,250	117,250	117,250	110,000
Contribution To Isf	2,280	5,379	5,379	5,379	1,140
Misc	20,854	26,500	26,500	26,500	26,500
Cost Allocation Exp	37,590	37,590	37,590	37,590	26,063
Incentives (ED)	110,888	740,181	740,181	766,427	235,000
Transfers Out	923,026	969,014	969,014	969,014	981,935
Total Base Budget	1,213,341	1,945,455	1,945,455	1,964,958	1,424,435
FY27 Supplementals					
One-time	-	-	-	-	274,658
Recurring	-	-	-	-	6,248
FY27 Supplementals Total	-	-	-	-	280,906
Total Expenditures	1,213,341	1,945,455	1,945,455	1,964,958	1,705,341
Change in fund balance	159,955	(377,852)	(377,852)	(397,210)	(158,392)
Ending fund balance/ working capital	\$ 1,101,090	\$ 666,169	\$ 666,169	\$ 703,880	\$ 545,487

TIF #2 Financial Overview

	FY2025 Actual	FY2026 Adopted	FY2026 Revised	FY2026 Year-End Estimate	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected
Beginning Fund Balance	941,135	1,044,021	1,044,021	1,101,090	703,880	545,487	721,977	886,144	1,012,160
Revenue									
Property Taxes	1,296,561	1,508,603	1,508,603	1,508,603	1,490,261	1,490,261	1,490,261	1,490,261	1,490,261
Other Revenue	76,735	59,000	59,000	59,145	56,687	53,886	54,325	54,768	54,768
Total Revenue	1,373,296	1,567,603	1,567,603	1,567,748	1,546,948	1,544,147	1,544,586	1,545,029	1,545,029
Expenditures									
Personnel	18,013	49,541	49,541	42,798	43,797	45,188	46,625	48,109	49,643
Base Expenses	393,337	425,642	425,642	426,682	418,063	431,783	445,990	460,701	475,934
Incentives (Ed)	110,888	740,181	740,181	766,427	235,000	160,000	160,000	160,000	160,000
Current Debt Service Charges	691,104	730,091	730,091	729,051	727,575	724,250	721,175	743,375	734,525
New Debt Service Charges	-	-	-	-	-	-	-	-	-
Recurring Supplementals					6,248	6,436	6,629	6,828	7,033
One-Time Supplementals					274,658	-	-	-	-
Total Expenditures	1,213,341	1,945,455	1,945,455	1,964,958	1,705,341	1,367,658	1,380,419	1,419,013	1,427,135
Change in Fund Balance	159,955	(377,852)	(377,852)	(397,210)	(158,393)	176,490	164,167	126,016	117,895
Ending Fund Balance	1,101,090	666,169	666,169	703,880	545,487	721,977	886,144	1,012,160	1,130,055
FB% of Expenditure	90.75%	34.24%	34.24%	35.82%	31.99%	52.79%	64.19%	71.33%	79.18%

Options

- Recommend approval of TIF #2 Fund FY 2027 proposed budget
- Not recommend approval of TIF #2 Fund FY 2027 proposed budget
- Staff recommends approval

Questions/Comments

RESOLUTION

Board of Directors

Tax Increment Reinvestment Zone Number Two, City of Burleson, Texas

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, V.T.C.A. Tax Code, Chapter 311, the city of Burleson established “Reinvestment Zone Number Two, City of Burleson” (“TIF District”); and

WHEREAS, the Board of Directors (“Board”) of the TIF District has reviewed the proposed budget for Fiscal Year 2026-2027 attached hereto as Exhibit A and incorporated herein by reference for all purposes (the “Budget”); and

WHEREAS, the Board desires to approve the Budget; and

WHEREAS, the Board finds the Budget will further the purposes of the TIF District.

NOW, THEREFORE BE IT RESOLVED THAT:

Section 1

The Budget is hereby approved, subject to any subsequent modifications that may be approved by the Board during the Fiscal Year 2026-2027.

Section 2

The Chairperson of the Board is authorized to sign this Resolution on behalf of the Board.

Section 3

This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND SO RESOLVED by the TIF District this _____ day of _____, 20_____:

Chairperson of the Board
Tax Increment Reinvestment Zone Number Two

ATTEST:

Board Secretary

Exhibit "A"

NON-MAJOR GOVERNMENTAL FUND					
BURLESON TIF #2					
	2024-25 ACTUAL	2025-26 ORIGINAL BUDGET	2025-26 REVISED BUDGET	2025-26 ESTIMATE	2026-27 PROPOSED BUDGET
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Miscellaneous	18,250	10,000	10,000	10,000	10,000
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Expenditures					
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Benefits	1,497	10,501	10,501	3,758	3,878
Minor Furn & Equip	620	-	-	-	-
Outside Services	966	-	-	-	-
Infr Maint & Repair	99,104	117,250	117,250	117,250	110,000
Contribution To Isf	2,280	5,379	5,379	5,379	1,140
Misc	20,854	26,500	26,500	26,500	26,500
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FY27 Supplementals					
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Recurring	-	-	-	-	6,248
FY27 Supplementals Total	-	-	-	-	280,906
Total Expenditures	1,213,341	1,945,455	1,945,455	1,964,958	1,705,341
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