TAX INCREMENT FINANCING DISTRICT #3 BOARD MEETING

CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, MAY 20, 2025 AT 2:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes of April 16, 2024

2. Presentation Related to the Proposed Expansion of Tax Increment Reinvestment Zone #3, Expanding the Boundaries to Include One New ADZ: ADZ #11A, Approximately 736.7 Acres to Be Included as Part of the Lakesong Development, Located in Ellis County, and Expiring December 31, 2063; Removing 17.2 acres from ADZ #11 as Part of a Boundary Alignment**;** and Setting Term of Area Development Zone 11A to Align with the Term of Area Development Zone 11

3. Consider Approval of an Amended Project Financing Plan for Tax Increment Reinvestment Number Three

   (Reviewed by Tax Increment Finance Board #3 on 05/20/2025.)

4. Amendment to Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC for Reimbursement of Public Infrastructure Costs to Add Approximately 736.2 Acres, Remove Approximately 17.2 Acres of Land, and Modify the Parties to the Agreement to Include HC Lakesong, LLC, Lakesong UR 1, LLC, Lakesong Central, LLC, Lakesong GP East Pod, LLC, Lakesong GP North Pod, LLC, Lakesong GP North Pod 2, LLC, and Lakesong GP North Pod 3, LLC as Parties

   (Reviewed by Tax Increment Financing Board #3 on 5/20/2025)

5. Participation Agreement with Ellis County Authorizing a 50% of the County's Tax Increment, which is not Derived from Single Family Development, to be Deposited in Tax Increment Reinvestment Zone #3 for up to Ten Years per Defined Area Over the Next Thirty Years to Fund Public Works Projects and Public Infrastructure

   (Reviewed by Tax Increment Financing Board #3 on 05/20/2025)

6. Amendment to the Bylaws of Tax Increment Reinvestment Zone Number Three to Amend the Number of Directors to Include One Director Appointed by Each Participating Taxing Entity and Amend the Process for Amending the Bylaws

(Reviewed by Tax Increment Financing Board #3 on 05/20/2025)

7. TIF 3 Financial Report

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

EXECUTIVE SESSION

The Tax Increment Financing Board may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney"
(2) Section 551.072 "Deliberation Regarding Real Property"
(3) Section 551.074 "Personnel Matters"
(4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Tax Increment Financing Board agenda was prepared and posted May 16, 2025.



Lee Harris, CPA
Special District Administrator, Finance Department