

**Minutes of the
Meeting of the Board of Directors
Of the City of Grand Prairie
Tax Increment Financing District 1
City Hall Council Briefing Room
300 W. Main St.
Monday, February 10, 2025
2:00 PM**

Call to Order

Chairperson Jorja Clemson, Chair of TIF #1, called the meeting to order at 2:00 pm. Present included Board members Jorja Clemson, John Lopez, Bessye Adams, Mark Ford, and Tony Ramirez, and others—Cheryl De Leon, Susan Sanders, Lee Harriss, Thao Vo, Mel McGinnis, Carrington Eddlemon, Latifia Coleman, Lisa Norris, and Luis Barerra. Absent was board member Jeanette Martinez.

Consider minutes of meeting of November 18, 2024

Motion to approve by Bessye Adams, seconded by John Lopez. The minutes were approved.

Staff Presentation: TIF #1 Overview

Management Services Director Thao Vo presented an overview of TIF #1.

TIF #1 Funding Request for EpicCentral Parking Lot

Management Services Director Thao Vo presented a request for funding for \$550,000 for electronic signs and construction of a parking lot at EpicCentral within Area Development Zone #7 (ADZ #7) of TIRZ #1. The proposed parking lot will be at the northwest corner of Warrior Drive and State Highway 161. The electronic signs and parking lot aim to enhance accessibility to EpicCentral, accommodating increased visitor traffic and alleviating congestion in the surrounding area.

Motion to approve by Bessye Adams, seconded by Mark Ford.

Approved.

TIF #1 Ratification Request for Downtown Redevelopment Project

Request for \$42,227 for work completed by Catalyst Commercial to support the Downtown redevelopment project in Area Development Zone #2 (ADZ #2) of TIRZ #1 related to redevelopment of City-owned properties along Main Street and formerly owned by Calvary Baptist Church.

Motion to approve by John Lopez, seconded by Bessye Adams.

Approved.

TIF #1 Funding Request for Downtown Redevelopment Project

Request not to exceed \$49,000 for a professional services agreement with Catalyst Commercial to support the Downtown redevelopment project located in Area Development Zone #2 (ADZ #2) of TIRZ #1. Catalyst Commercial will provide economic development advisory services to support the redevelopment of City-owned properties along Main Street and formerly owned by Calvary Baptist Church. These advisory services include studies,

financial analysis, site planning, and economic planning. The board stated that other options are needed.

Motion to approve by John Lopez, seconded by Bessye Adams with requirement that the term will be for one year and then may look for another local company.

Approved.

TIF Zone 1 Audit Services agreement with P3Works, LLC in the amount not to exceed \$20,000

Tabled.

TIF Taxable Value Update

Special District Administrator Lee Harriss presented the annual report for TIF 1, and TIF 1 had \$31,221,785 as of September 30, 2024.

Adjournment

The meeting adjourned at 2:38 pm.