NOTICE OF THE REGULAR MEETING OF THE

MUNICIPAL DEVELOPMENT DISTRICT REGULAR MEETING

July 01, 2025 at 6:30 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Municipal Development District will meet in a Regular Meeting on Tuesday, July 01, 2025 at 6:30 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

BOARD MEMBERS AND TOWN MANAGEMENT

David Wylie, President, Place 3
Pamela Batson, Vice-President, Place 5
Casey Stewart, Councilmember Place 1
Ronald Schmidt, Mayor, Place 2
Peter Tilton, Place 4
Kristin Jain, Place 6
Joan Delashaw, Place 7

Mike Sims, Town Manager
Brenda McDonald, Town Attorney

CALL TO ORDER

PLEDGE OF ALLEGIANCE

American Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

OPEN FORUM

This is an opportunity for the public to address the Board on any matter of public business, except public hearings. Any Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes; however, time limits can be adjusted by the President. Any response from a member of the Board is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future Municipal Development District Board meeting.

CONSENT AGENDA

Any Board member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approval of the Argyle Municipal Development District Board meeting minutes for the meeting held on June 3, 2025.

WORKSHOP ITEMS

(Workshop items are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

2. Discuss the 6 acres of Town owned property on the south side of FM 407.

EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.

Economic Development

§551.087: Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect, or to deliberate the offer of a financial or other incentives to a business prospect):

Red Lantern Fusion Restaurant

OPEN SESSION

In accordance with Texas Government Code, Section 551, the Municipal Development District will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

ACTION ITEMS

3. Discuss, consider, and act on an economic incentive request for the Red Lantern Fusion Restaurant for an amount up to $150,000.

4. Discuss, consider, and act on a policy for a member of the board to meet with staff weekly regarding MDD updates.

5. Discuss, consider, and act on the MDD Budget for the upcoming Fiscal Year 2025-26 beginning on October 1, 2025 and ending September 30, 2026.

STAFF REPORT

(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

6. Receive a staff report on the MDD financial status as of April 30, 2025.

7. Receive a staff report on the status of the Little Joe's Farmstead economic incentive grant.

8. Receive a staff report on Retail Strategies' conference recap from the 2025 International Council of Shopping Centers (ICSC) Las Vegas Conference.

WORKSHOP ITEMS

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9. Discuss takeaways from the Texas Economic Development Council 2025 Mid-Year Conference.

RECEIVE REQUESTS FROM MEMBERS FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this section must be limited to whether or not the Board wishes to include a potential item on a future agenda.

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

A quorum of the Town Council members or Planning and Zoning Commission may be in attendance at this meeting. The council/commission will take no action during the course of this meeting.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town's website in compliance with Chapter 551, Texas Government Code, on **June 26, 2025, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Mike Sims

Town Manager

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.