

AGENDA

Park and Downtown Improvement Corporation

8:00 AM - Friday, April 10, 2026

City Council Chambers, 201 E. Nash Street, Terrell, TX



Board Members

Tori Lucas, Place 5, President

Sarah Kegerreis, Place 2, Vice- President

Hillary Heisel, Place 1, Secretary

JC Jackson, Place 7, Member

Ken Lane, Place 6, Member

Mary Mccoy, Place 3, Member

Stephanie Holmes-Thomas, Place 4, Member

Leonard Lancaster, Ex-Officio

Carlton Tidwell, Ex-Officio

**Assistant Director of Municipal
Development/Downtown Project Manager
Raylan Smith**

NOTICE IS HEREBY GIVEN that the PADIC Board will conduct a meeting at 8:00 a.m. on Friday, April 10, 2026, at Terrell City Hall located at 201 East Nash Street. The meeting is open to the public with limited seating in the Council Chambers.

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1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO AMERICAN FLAG AND TEXAS FLAG.

4. HEAR REMARKS FROM VISITORS.

5. ADOPTION OF MINUTES

- 5.1. Discuss and consider approval of minutes from March 13, 2026 4 - 5
[Park and Downtown Improvement Corporation - Mar 13 2026 - Minutes](#)

6. PUBLIC HEARING

- 6.1. Conduct a public hearing in accordance with Section 505.159 of the Texas Local Government Code to receive public input and consider possible action regarding the provision of finance assistance in an amount not to exceed \$1,600,000 to M & F Real Estate, LLC, for the development of a mixed-use project located at 113 W. Moore Avenue in downtown Terrell. The proposed project is intended to support downtown revitalization, promote economic development, and enhance pedestrian activity within the historic district. 6
[6.1 - Public Hearing Notice](#)

7. NEW BUSINESS

- 7.1. Discuss and Consider PADIC Board Resolution No. 2026-01 – Recommending the Terrell City Council approve a Chapter 380 Economic Development Agreement and Performance Agreement, by and between the City, the Park and Downtown Improvement Corporation, and M & F Real Estate, LLC to provide an economic development incentive to be used for economic development purposes authorized by Chapter 380 of the Texas Local Government Code and Section 501.103, 505.152, and 505.158 of the Texas Local Government Code; and provide an immediate effective date. 7 - 24
[7.1 - Resolution No. 2026-01](#)
- 7.2. Discuss and consider the March 2026 Financial Report 25 - 30
[7.2 - March 2026 Financials](#)
- 7.3. Discuss and Consider Pina Holdings 'The Skinny Building Project' Funding Proposal - 213 E Moore Ave. 31 - 36
[7.3 - 213 E Moore Ave](#)
- 7.4. Discuss and Consider One-Year Extension for Lease Reimbursement Grant - 115 E Moore Ave. 37 - 38
[7.4 - 115 E Moore Ave](#)
- 7.5. Discuss and Consider FY 2026 Park Capital Project Updates and Funding Requests 39
[7.5 - Park Capital Project Update](#)

- 7.6. Discuss and Consider FY 2026 Downtown Capital Project Updates and Funding Requests 40 - 41

[7.6 - Downtown Capital Project Update](#)

- 7.7. Discuss and Consider FY 2027-2029 Project Plan and Funding Requests 42 - 47

[7.7 - Project Plan & Funding Request](#)

8. **ADJOURN.**

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the PADIC Board is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the Terrell City Hall, Terrell, Texas, a place convenient and readily accessible to the General Public and on the website at cityofterrell.org, and which has been continuously posted for a period of three (3) business days prior to the date and time said meeting was convened. Posted Thursday, April 2nd, 2026, at 5 PM.

Dawn Steil, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-551-6600 for further information. Braille is not available.

The PADIC Board Reserves the Right to Adjourn into Executive Session to Seek Legal Counsel on a Matter Which the Canon of Legal Ethics Demands to Preserve the Attorney-Client Privilege Pursuant to Section 551.071(2) of the Texas Government Code.