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**Town of Addison Tax Increment Reinvestment Zone #1
Board of Directors Meeting
July 28, 2026
Addison Town Hall
15600 Addison Road
Addison, Texas 75001**

The meeting will be live-streamed at www.addisontx.gov.

The Town of Addison Tax Increment Reinvestment Zone #1 Board of Directors will convene in the Town Hall Work Session Room beginning at 6:00 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present**
2. **Discussion and Action**
 - a. Present, discuss, and consider action on the recommendation of the Project and Financing Plan for Tax Increment Reinvestment Zone #1.
3. **Other Business**
4. **Adjourn Meeting**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Posted by: Valencia Garcia, City Secretary

Date posted: July 22, 2026 Time posted: 4:41 PM

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TIRZ #1 Board Meeting**Item # 2.a.****Meeting Date:** 07/28/2026**Department:** Economic Development**Key Focus Areas:** Economic Development and Revitalization

AGENDA CAPTION:

Present, discuss, and consider action on the recommendation of the Project and Financing Plan for Tax Increment Reinvestment Zone #1.

BACKGROUND:

The Board of Directors of the Town of Addison's Tax Increment Reinvestment Zone (TIRZ) #1 is charged with preparing and recommending a Project and Financing Plan for the Zone. This item presents the Final Project and Financing Plan for the Board's review and recommendation to the City Council, which will consider the Plan for approval during the Regular Meeting.

On July 14, 2026, the City Council adopted [Ordinance No. O26-028](#), known as the Creation Ordinance, establishing Reinvestment Zone Number One, Town of Addison (TIRZ #1).

This builds on prior Council direction provided over the last two years. At a [Tax Increment Financing \(TIF\) 101 briefing](#) on July 23, 2024, Council directed staff to evaluate a TIRZ for the Transit-Oriented Development. At its [November 4, 2025 City Council Work Session Meeting](#), Council directed preparation of the Project and Financing Plan and gave direction on the Town's stair-step participation rate. Additionally, a TIRZ was recommended specifically for this area by the [2019 Addison Circle Special Area Study](#). The [2017 Inwood Corridor Enhancement Zone Study](#) identified TIRZs more generally as a tool to support redevelopment and infrastructure reinvestment.

Separately, the Town is negotiating an interlocal agreement with Dallas Area Rapid Transit (DART) under which DART would contribute to the TIRZ #1 Fund on terms comparable to a participating unit, anticipated at approximately 60% for a term still under negotiation. This contribution would be made through the interlocal agreement rather than as a Chapter 311 tax increment participation, as DART is not a taxing unit.

Upon the Board's recommendation, the Final Project and Financing Plan will be presented to the City Council for approval.

FISCAL IMPACT

The Final Project and Financing Plan reflects the Zone as created. The tax increment base is the appraised value of taxable real property within the Zone as of January 1, 2026, estimated at approximately \$1.48 billion. The Plan identifies approximately \$183.6 million in eligible project costs, allocated across categories eligible under Chapter 311: economic development grants (30%), pedestrian enhancements (18%), parking and transit (15%), street and intersection (15%), open space and public facilities (15%), public utilities (5%), and administrative costs (2%). These figures are estimates and may be revised, with savings in one category applied to another, and individual allocations brought to the TIRZ Board and City Council for consideration.

RECOMMENDATION

Staff recommends approval.

Attachments

Presentation - TIRZ #1 Project and Financing Plan Recommendation
TIRZ #1 Project and Financing Plan

