



TIRZ #1 BOARD JOINT TIRZ BOARDS MEETING CITY OF BAY CITY

**Thursday, February 26, 2026 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street**

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

CALL TO ORDER AND CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- 1. Minutes from Joint TIRZ Board meeting of February 13, 2025.**

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 2. Report ~ Discuss and Review Tax Increment Fund for TIRZ #1, TIRZ #2, TIRZ #3 and TIRZ #4 Annual Report for fiscal year 2025. Scotty Jones, City Manager**
- 3. Report ~ Discuss and Review Tax Increment Fund for TIRZ #1, TIRZ #2, TIRZ #3 and TIRZ #4 1st Quarter Financials for FY2026. Scotty Jones, City Manager**
- 4. Update on Valor Park in TIRZ #1A.**
- 5. Update on Bold Fox Development in TIRZ #2.**
- 6. Update on Marguerite Meadows Development in TIRZ #3.**
- 7. Update on Russell Ranch Development in TIRZ #4.**

TIRZ #1 BOARD REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

8. **Consider and/or approve the TIRZ #1 Board meeting minutes of August 21, 2025.**
9. **Consider and/or approve the Tax Increment Fund for TIRZ #1 Annual Report for fiscal year 2025.** Scotty Jones, City Manager
10. **Consider, and/or approve the Tax Increment Fund for TIRZ #1 1st Quarter Financials for FY2026.** Scotty Jones, City Manager
11. **Discuss the proposed building improvement and resiliency / code compliance incentive program and take any action deemed necessary.**
Scotty Jones, City Manager
12. **Authorize an allocation of \$100,000 from available TIRZ funds to the City of Bay City for the purpose of implementing a Downtown Facade and Building Improvement Program.**
13. **Discuss and appoint a Vice Chair for TIRZ Board #1.**

TIRZ #2 BOARD REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

14. **Consider and/or approve the Tax Increment Fund for TIRZ #2 Annual Report for fiscal year 2025.** Scotty Jones, City Manager
15. **Consider, and/or approve the Tax Increment Fund for TIRZ #2 1st Quarter Financials for FY2026.** Scotty Jones, City Manager
16. **Discuss and appoint a Vice Chair for TIRZ Board #2.**

TIRZ #3 BOARD REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

17. **Consider and/or approve the Tax Increment Fund for TIRZ #3 Annual Report for fiscal year 2025.** Scotty Jones, City Manager
18. **Consider, and/or approve the Tax Increment Fund for TIRZ #3 1st Quarter Financials for FY2026.** Scotty Jones, City Manager
19. **Discuss and appoint a Vice Chair for TIRZ Board #3.**

TIRZ #4 BOARD REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

20. **Consider and/or approve the Tax Increment Fund for TIRZ #4 Annual Report for fiscal year 2025.** Scotty Jones, City Manager
21. **Consider, and/or approve the Tax Increment Fund for TIRZ #4 1st Quarter Financials for FY2026.** Scotty Jones, City Manager

22. **Discuss and appoint a Vice Chair for TIRZ Board #4.**

ITEMS/COMMENTS FROM BOARD MEMBERS

ADJOURN

AGENDA NOTICES:

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called TIRZ #1 Board meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **February 20, 2026 before 5:00 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.