

**MINUTES**  
**CITY OF NORTH RICHLAND HILLS, TEXAS**  
**TAX INCREMENT REINVESTMENT ZONE NUMBER 3**  
**BOARD OF DIRECTORS MEETING**  
**4301 CITY POINT DRIVE**  
**NORTH RICHLAND HILLS, TX 76180**  
**MONDAY, NOVEMBER 11, 2024**  
**5:00 P.M.**

**Present:**

- |                             |  |
|-----------------------------|--|
| • Jack McCarty, Chair       | Mayor, North Richland Hills  |
| • Kelvin Deupree, Secretary | Councilmember, North Richland Hills  |
| • Tito Rodriquez            | Councilmember, North Richland Hills  |
| • Ricky Rodriguez           | Councilmember, North Richland Hills  |
| • Suzy Compton              | Councilmember, North Richland Hills  |
| • Matt Blake                | Councilmember, North Richland Hills  |
| • Blake Vaughn              | Councilmember, North Richland Hills  |
| • Russ Mitchell             | Councilmember, North Richland Hills  |
| • Kathryn Rotter            | Executive Administrator Programs and Outreach,<br>Office of Gary Fickes, Northeast Sub Courthouse,<br>Commissioner Precinct #3 |

**Others Present:**

- |                     |                                   |
|---------------------|-----------------------------------|
| • Paulette Hartman  | City Manager                      |
| • Alicia Richardson | City Secretary                    |
| • Cara White        | City Attorney                     |
| • Jay Patel         | Director of Finance               |
| • Craig Hulse       | Director of Economic Development  |
| • Stefanie Martinez | Director of Neighborhood Services |
| • Trudy Lewis       | Assistant City Manager            |
| • Caroline Waggoner | Assistant City Manager            |
| • Mary Peters       | Communications Director           |
| • Boe Blankenship   | Public Works Director             |

**Members Absent:**

- None

**A.  
CALL TO ORDER**

Chairman Jack McCarty called the meeting to order at 5:00 p.m.

**B.  
PUBLIC COMMENTS**

No Public Comments were made or received at this time.

**C.1  
APPROVE MINUTES OF THE NOVEMBER 13, 2023 TAX INCREMENT  
REINVESTMENT ZONE NO. 3 BOARD MEETING**

Board Member Suzy Compton moved to approve the minutes. Board Member Russ Mitchell seconded the motion.

The motion to approve carried 9-0.

**C.2  
DISCUSS AND ACCEPT THE NORTH RICHLAND HILLS TAX INCREMENT  
REINVESTMENT ZONE NUMBER 3 ANNUAL REPORT FOR 2024.**

Director of Finance Jay Patel made a brief presentation on the Annual Report of the TIF #3 for 2024. Each Tax Increment Reinvestment Zone is required to submit an annual report, to its Board and to the State, detailing its financial activities for the year. A summary of the financial report for the year is shown below:

**TAX INCREMENT REINVESTMENT ZONE NUMBER 3**

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**Tax Increment Revenue Contribution By Year By Entity  
For the Perioding Ending September 30, 2024**

**Amount & Source of Revenue in the Tax Increment Fund FY 2024:**

Property Tax Increment Revenue Collected	\$44,811.48
<b>Total Revenues in Fiscal Year 2024:</b>	<b><u>\$44,811.48</u></b>

**Amount and Purpose of Expenditures of the Fund FY 2024:**

TIF 3 Annual Contribution to City Point PID	\$19,503.20
TIF 3 Expenses	\$352.93
<b>Total Fund Expenditures in Fiscal Year 2024:</b>	<b><u>\$19,856.13</u></b>

**Captured Appraised Value by Taxing Entity and Total Amount of Tax Increment Revenue**

	Tax Year	Fiscal Year	Taxing Unit	
			City of NRH	Tarrant County
Taxable Value	2023	2024	\$29,872,943	\$29,990,758
Base Year Appraised Value	2019	2020	\$6,348,296	\$6,348,296
Captured Increment Value	2023	2024	\$23,524,647	\$23,642,462

Economic Development Director Craig Hulse presented information regarding the status of projects included in the zone.

After some discussion on the current status of the City Point development, Board Member Blake Vaughn moved to accept the Annual Report for North Richland Hills Tax Increment Reinvestment Zone Number 3 for the period ending September 30, 2024. Member Tito Rodriquez seconded the motion, which was approved 9-0.

**D.  
ADJOURNMENT**

Chair Jack McCarty adjourned the meeting at 5:23 p.m.