

Notice of Meeting of the Downtown Georgetown Tax Increment Reinvestment Zone Board of the City of Georgetown, Texas August 18, 2026

The Georgetown Downtown Georgetown Tax Increment Reinvestment Zone Board will meet on August 18, 2026 at 10:20 AM at City Hall, 808 Martin Luther King, Jr Street, Community Room.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

At the time of posting no one is signed up to speak.

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Minutes from August 11th, 2025

Consideration and possible approval of the minutes from the August 11th, 2025 Downtown Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

1.B Annual Financial Report, Downtown TIRZ

Presentation of the annual financial report for the Downtown Tax Increment Reinvestment Zone -- Randi Cormack, Budget Manager

1.C Presentation on FY2026-FY2027 Downtown Projects

Presentation and discussion of the FY2026 and FY2027 Downtown Overlay District Projects -- Kim McAuliffe, Downtown & Tourism Director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Downtown Georgetown Tax Increment Reinvestment Zone Board
August 18, 2026

SUBJECT:

Minutes from August 11th, 2025

SUGGESTED ACTION:

Consideration and possible approval of the minutes from the August 11th, 2025 Downtown Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[Draft Minutes downtown TIRZ 8-11-25.pdf](#)

**Minutes of the
Downtown Georgetown Tax Increment Reinvestment Zone
Board
City of Georgetown, Texas
Monday, August 11, 2025**

The Georgetown Downtown Georgetown Tax Increment Reinvestment Zone Board met on Monday, August 11, 2025 at 10:00 AM at City Hall, 808 Martin Luther King, Jr Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Troy Hellmann, Josh Schroeder, Michele D Jaroszewski-Webb

Public Wishing to Address the Board

At the time of the posting, there is no members of the public signed up to speak.

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

1. Regular Session

Josh Schroeder called this meeting to order at 10:00 AM

1.A **Minutes from 9-10-24**

Consideration and possible approval of the minutes from the September 10th, 2024 Downtown Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

Moved by Troy Hellmann; seconded by Michele D Jaroszewski-Webb to Approve Motion to approve the Minutes as is from the September 10th, 2024 meeting. .

Motion Approved: 3- 0

Voting For: Troy Hellmann, Josh Schroeder, Michele D Jaroszewski-Webb

Voting Against: None

1.B **Annual Financial Report, Downtown TIRZ**

Presentation of the annual financial report for the Downtown Tax Increment Reinvestment Zone -- Mayra Cantu, Budget Manager

Mayra Cantu presented the annual financial report. Kim McAuliffe gave an update on projects in the TIRZ. General discussion was had amongst those in attendance particularly around the parking garage timelines.

Presentation and Discussion only. No action needed.

Adjournment

Moved by Troy Hellmann; seconded by Michele D Jaroszewski-Webb to Adjourn Motion to adjourn the meeting at 10:18 AM.

Motion Adjourn: 3 - 0

Voting For: Troy Hellmann, Josh Schroeder, Michele D Jaroszewski-Webb

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Downtown Georgetown Tax Increment Reinvestment Zone Board
August 18, 2026

SUBJECT:

Annual Financial Report, Downtown TIRZ

SUGGESTED ACTION:

Presentation of the annual financial report for the Downtown Tax Increment Reinvestment Zone --
Randi Cormack, Budget Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[FY2027 Presentation - Downtown TIRZ.pdf](#)

Downtown Tax Increment Reinvestment Zone

Fiscal Year 25 Year End Balances

Fiscal Year 26 and 27 Budget Update

Tax Increment Reinvestment Zones

- Also called TIF – Tax Increment Financing
- Geographical area where property tax revenues are dedicated from incremental increase in assessed values towards improvements in the zone
 - Property would not develop otherwise
- Sets aside additional revenue accrued due to valuation increases after establishment of TIRZ
 - Improvement plan is approved
 - Revenues to be utilized towards improvements in the district
- Authorized by Texas Constitution and Chapter 311 of Tax Code

Role of Board

- Advisory to the Council
 - Council is final decision point for TIRZ activity
- Board approves/recommends the project and funding plans
- Annual meetings required to review financial activity

Background

- Created to support the infrastructure for the Downtown Master Plan
 - Updated 2024
- TIRZ began 2003
 - Expanded in 2014
 - End Date 2044
- 100% of City tax increment



Downtown Tax Increment Reinvestment Zone (TIRZ)

February 2016

Legend

- Downtown TIRZ 
- Downtown Overlay 
- Parcels 

Cartographic Data For
General Planning Purposes Only

Coordinate System:
Texas State Plane/Central Zone/NAD 83/Feet



0 260 520
Feet

Map data maintained by
City of Georgetown IT/GIS
512.931.7647

Expanded Boundaries of TIRZ in 2014

FY2026 Budget/Projects

- Maintenance - \$195K
- Artists – Various - \$131K
 - Downtown Wayfinding Signage
- Consulting – Governmental - \$79K
 - Cultural Facilities Study
- Furniture & Fixtures - \$95K
 - Parking Garage Office Space
- Administration - \$1,928
 - Includes fees for appraisal district, tax collection, accounting/finance, legal and city management
- Transfer Out – Debt Service - \$109,300
- Projects
 - \$2,000,000 in Capital Reserve for future Art Walk project

FY2026 Projections

- After the ACFR process, the FY2025 ending balance totaled \$1,848,864.
- FY2026 revenues are projected to finish the year 12.5% over amended budget at \$794K
- FY2026 expenses are projected to finish the year 12.4% under amended budget at \$536K
- Projected ending fund balance of \$2.1M

FY2027 Budget

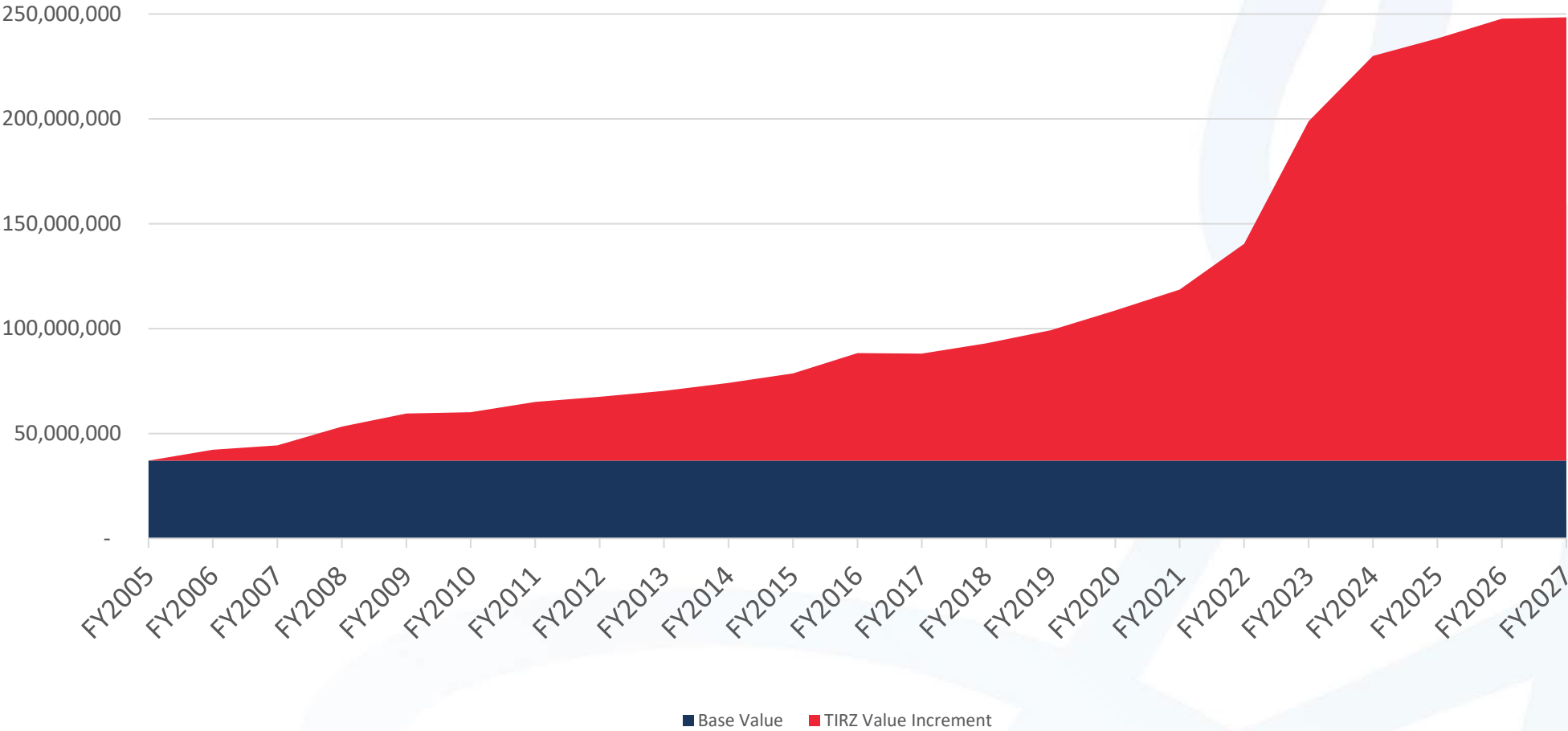
- FY2027 property tax revenues total \$763K which represents an increase of 2.4% over FY2026 projections.

FY2027 Budget/Projects

FY2027 expenses total - \$2,223,775

- Maintenance - \$100,000
- Transfer Out – Debt Service - \$107,070
- Furniture & Fixture - \$15,000
- Administration - \$1,705
 - Includes fees for appraisal district, tax collection, accounting/finance, legal and city management – based on updated allocation study
- Projects
 - Art Walk - \$2,000,000
- Budgeted ending fund balance of \$695K

Downtown TIRZ Value



Downtown TIRZ						
	FY2025	FY2026		FY2027		
	Actuals	Amended Budget	Projected	Base Budget	Changes	Proposed Budget
Beginning Fund Balance	1,429,155	2,036,865	1,848,864	2,107,050	-	2,107,050
Revenue						
40001:Property Taxes	639,203	656,849	744,914	762,949	-	762,949
42001:Interest Income	82,574	49,500	49,500	49,005	-	49,005
45004:Sale of Property	18,000	-	-	-	-	-
Revenue Total	739,777	706,349	794,414	811,954	-	811,954
Expense						
Operations	3,984	407,932	406,928	101,705	-	101,705
Operating Capital	16,000	95,000	20,000	15,000	-	15,000
Capital Total	-	-	-	2,000,000	-	2,000,000
Transfers	300,084	109,300	109,300	107,070	-	107,070
Expense Total	320,068	612,232	536,228	2,223,775	-	2,223,775
Ending Fund Balance	1,848,864	2,130,982	2,107,050	695,229	-	695,229
Reserves						
Contingency	-	-	-	-	-	-
Capital Reserve	-	2,000,000	2,000,000	-	-	-
Debt Service Reserve	109,300	107,050	107,050	109,800	-	109,800
Reserves Total	109,300	2,107,050	2,107,050	109,800	-	109,800
Available Fund Balance	1,739,564	23,932	0	585,429	-	585,429

FY2028 Planning

Review potential changes to the City's contribution for this TIRZ

Questions?

City of Georgetown, Texas
Downtown Georgetown Tax Increment Reinvestment Zone Board
August 18, 2026

SUBJECT:

Presentation on FY2026-FY2027 Downtown Projects

SUGGESTED ACTION:

Presentation and discussion of the FY2026 and FY2027 Downtown Overlay District Projects -- Kim McAuliffe, Downtown & Tourism Director

ITEM SUMMARY:

Presentation of the FY2026 completed projects and upcoming FY2027 projects, as well as a look beyond to future Downtown Master Plan projects to be implemented.

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[FY2027 Presentation - Downtown TIRZ.pdf](#)

Downtown Tax Increment Reinvestment Zone

FY 2026-2027 Project Updates

FY2026-FY2027 Projects

- Completion of Light & Water Works Plaza, Phase 1A
- Working on Phase 2, pending TCA and NEA grants
 - Artistic lighting of the smokestack
 - Artistic screening of the utilities that service the building



FY2026-FY2027 Projects

- Completion of City-Owned Downtown Parking Garage #1
 - Working on an agreement with TMLIRP for Parking Garage #2
 - Working on a retail partnership for Garage #2



FY2026-FY2027 Projects

- Completion of Wayfinding Phase 1 – Downtown Signage & Small Gateways
 - Installation will be completed by Sept. 30



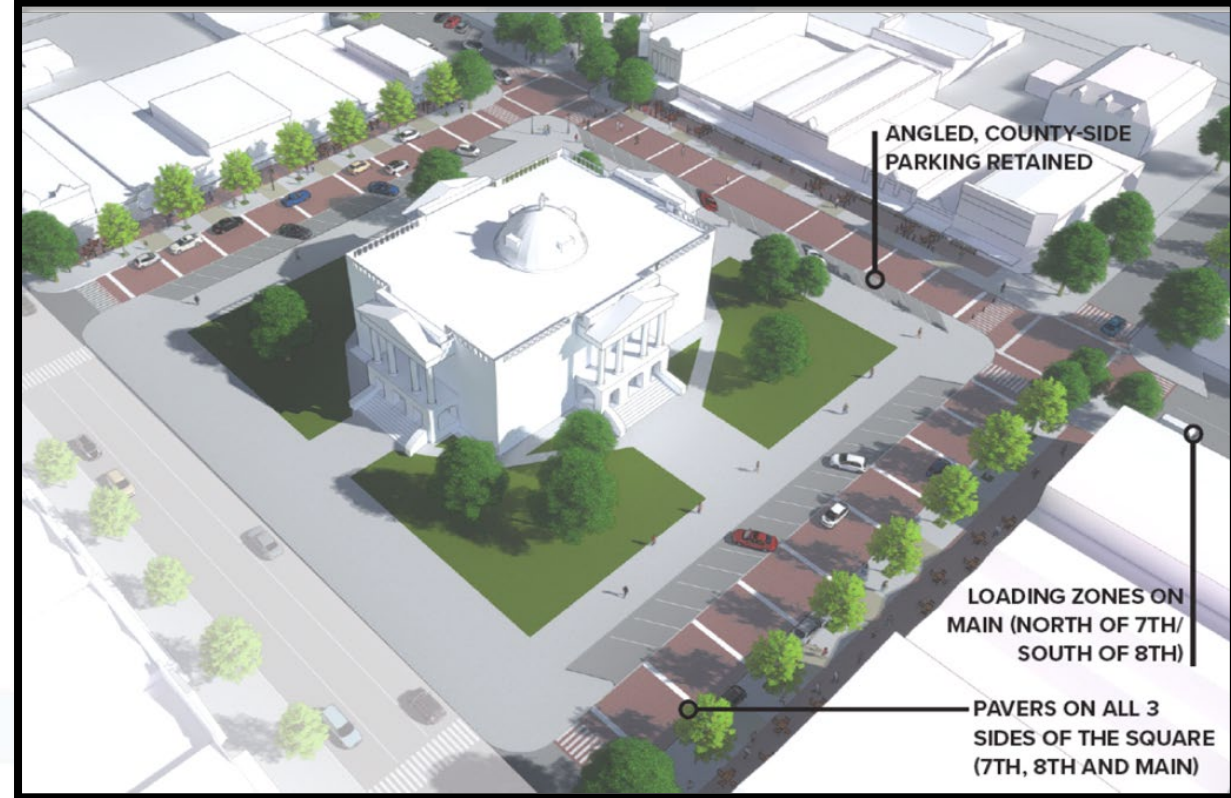
FY2027-2028 Downtown Overhead Electric

- Needed to accommodate TML IRP development
- Partnering with TML IRP to bury lines on 11th Street, between Church & Myrtle Streets
- Cost estimate is ~\$800K, the City would provide a 50% match, up to \$400K maximum reimbursed
- In alignment with 2014 DMP goals and 2024 DMP Goals for Public Realm: Foster a street experience that links public space to civic buildings and private businesses to promote pedestrian activity and interaction (Goal 2.3)



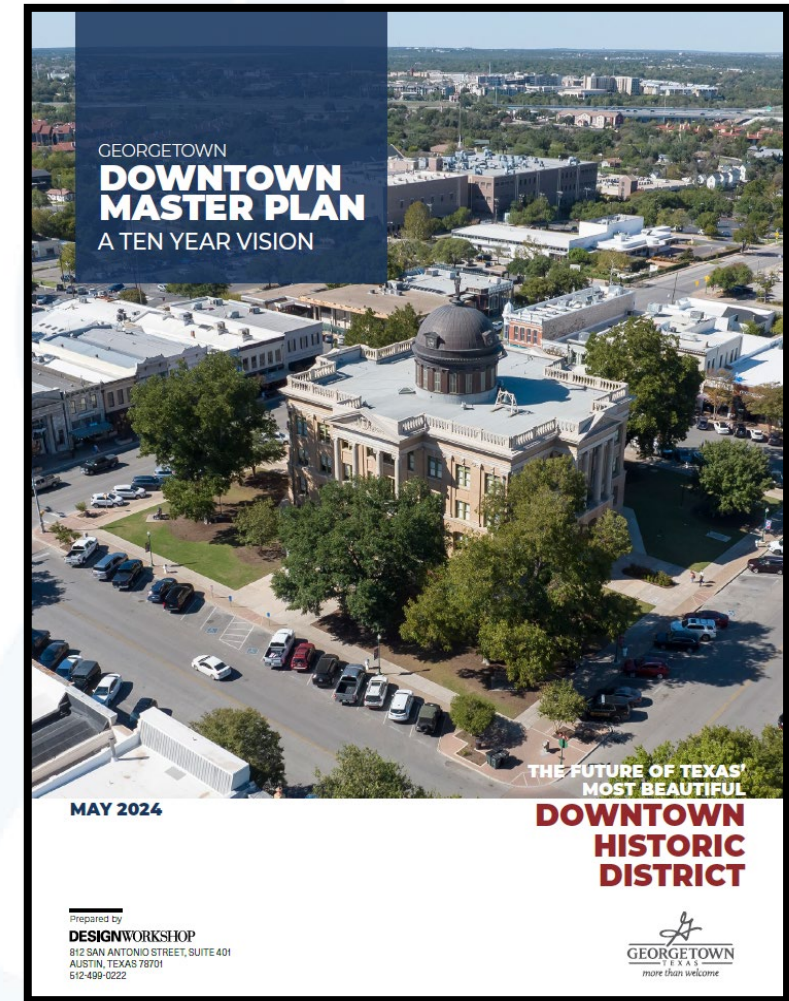
Austin Avenue & Historic Square Enhancements

- Cost Estimate: \$13,150,000
- Timeline & Schedule of Work:
 - Engineering is working with TXDOT on issuing an RFQ.
 - Estimating selection of contractor by the end of 2026.
 - 100% - Design will take 12-18 months
 - December 2026 – June 2027
 - Final Council Approval, Approved Schematic Design Package



FY2027 & Beyond Projects

- Downtown Master Plan update adopted, May 2024
- Council provided further prioritization of project implementation in October 2024
 - 12-24 month priorities:
 - Historic Square Enhancements Preliminary Engineering
 - Austin Avenue and Downtown Gateway Preliminary Engineering
 - Downtown Parking Garage #2 Strategy & Conceptual Design
 - 24-48 month priorities:
 - 9th Street Art Walk Preliminary Engineering
 - Historic Light & Waterworks Building Strategy & Conceptual Design



Questions?