

Notice of Meeting of the Wolf Lakes TIRZ Board of the City of Georgetown, Texas August 18, 2026

The Georgetown Wolf Lakes TIRZ Board will meet on August 18, 2026 at 10:00 AM at City Hall, Community Room, 808 Martin Luther King Jr Blvd..

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 has 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 Wolf Lakes Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

1.B Annual Financial Report " Wolf Lakes TIRZ

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

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.

City of Georgetown, Texas
Wolf Lakes TIRZ Board
August 18, 2026

SUBJECT:

Minutes from August 11th, 2025

SUGGESTED ACTION:

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[draft wolf-lakes-tirz-board_minutes_summary 8-11-25.pdf](#)

Minutes of the Wolf Lakes TIRZ Board City of Georgetown, Texas Monday, August 11, 2025

The Georgetown Wolf Lakes TIRZ Board met on Monday, August 11, 2025 at 9:00 AM at Georgetown City Hall, 808 Martin Luther King Jr St, 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Laurie Brewer, Josh Schroeder, Kevin Cummins, Shawn Hood

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.

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1. Regular Session

Josh Schroeder called this meeting to order at 9:00 AM

1.A [Minutes from August 29th, 2024](#)

Consideration and possible approval of the minutes from the August 29th, 2024 Wolf Lakes Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

Moved by Kevin Cummins; seconded by Shawn Hood to Approve Motion to approve the Minutes as is from the August 29th, 2024 meeting.

Motion Approved: 4- 0

Voting For: Laurie Brewer, Josh Schroeder, Kevin Cummins, Shawn Hood

Voting Against: None

1.B [Annual Financial Report, Wolf Lakes TIRZ](#)

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

Mayra Cantu presented the annual financial report. General discussion was had amongst those in attendance.

Presentation and Discussion only. No action needed.

Adjournment

Moved by Kevin Cummins; seconded by Shawn Hood to Adjourn Motion to Adjourn at 9:05 AM.

Motion Adjourn: 4 - 0

Voting For: Laurie Brewer, Josh Schroeder, Kevin Cummins, Shawn Hood

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Wolf Lakes TIRZ Board
August 18, 2026

SUBJECT:

Annual Financial Report – Wolf Lakes TIRZ

SUGGESTED ACTION:

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[FY2027 Presentation - Wolf Lakes TIRZ.pdf](#)

Wolf Lakes Village Tax Increment Reinvestment Zone

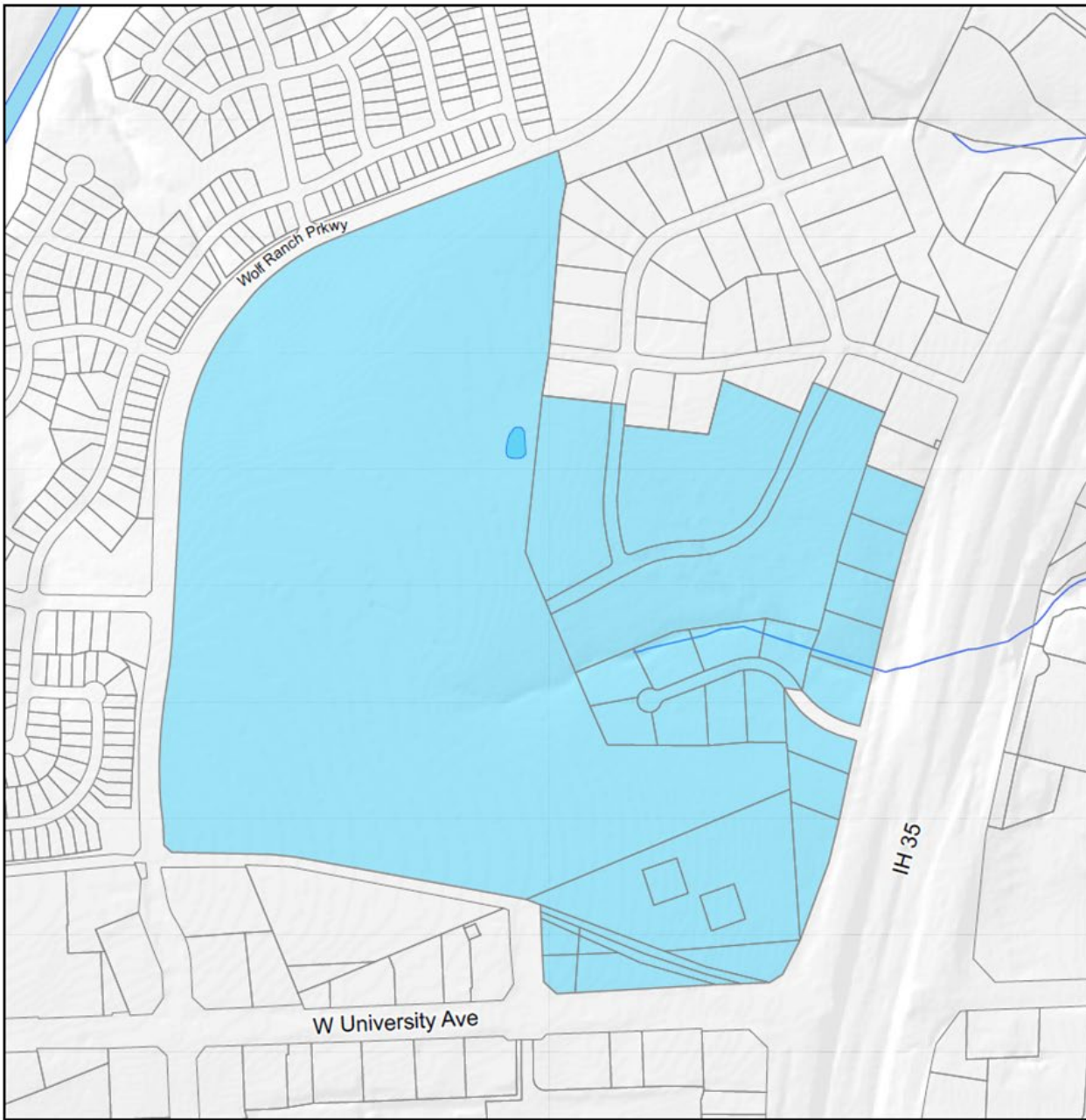
Fiscal Year 25 Year End Balances
Fiscal Year 26 and 27 Budget Update

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



Wolf Lakes Tax Increment Reinvestment Zone (TIRZ)

December 2018

Legend

Wolf Lake TIRZ



Parcels



Cartographic Data For
General Planning Purposes Only

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



0 260 520
Ft

Map data maintained by
City of Georgetown IT/GIS
512.931.7647

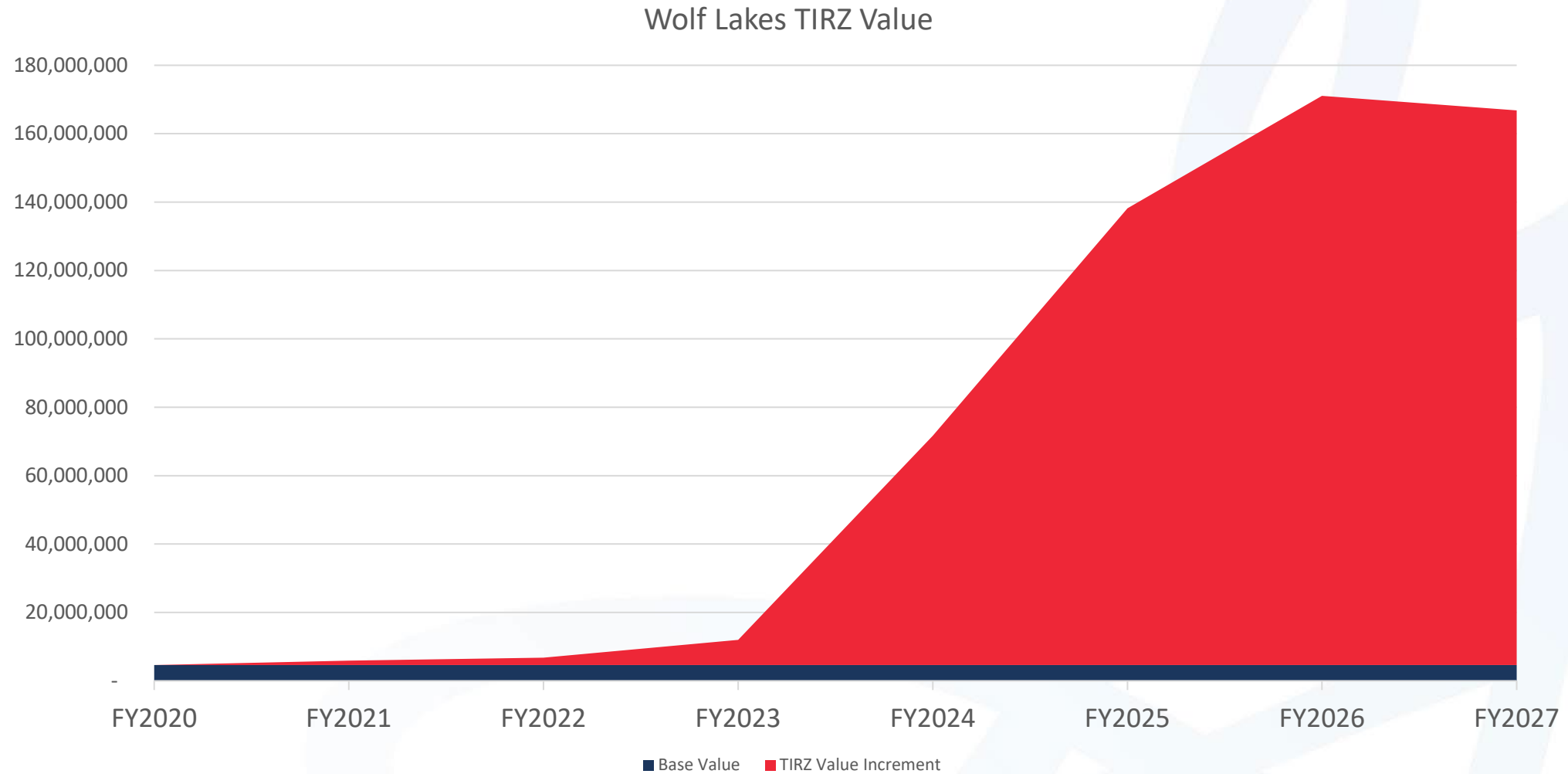
FY2026 Projections

- After the ACFR process, the FY2025 ending balance totaled \$752,477
- FY2026 revenues are projected to finish the year 15% over budget at \$583K
- No expenses projected in FY2026
- Projected ending fund balance of \$1,335,213

FY2027 Budget

- FY2027 budgeted revenues total \$585K which represents an increase of 0.3% or \$1.7 thousand over FY2026 projections
- No budgeted expenses in FY2027
- Budgeted ending fund balance of \$1,919,714

TIRZ Valuations



Wolf Lakes TIRZ						
	FY2025	FY2026		FY2027		
	Actuals	Amended Budget	Projected	Base Budget	Changes	Proposed Budget
Beginning Fund Balance	247,651	741,965	752,478	1,335,213	-	1,335,213
Revenue						
40001:Property Taxes	352,035	352,075	411,735	412,326	-	412,326
42001:Interest Income	20,198	9,588	26,000	25,000	-	25,000
45001:Misc Revenue	132,593	145,000	145,000	147,175	-	147,175
Revenue Total	504,826	506,663	582,735	584,501	-	584,501
Expense						
Ending Fund Balance	752,477	1,248,628	1,335,213	1,919,714	-	1,919,714
Reserves						
WC Adjustment	1	-	-	-	-	-
Reserves Total	1	-	-	-	-	-
Available Fund Balance	752,478	1,248,628	1,335,213	1,919,714	-	1,919,714

Questions?