

Notice of Meeting of the Williams Drive TIRZ Board of the City of Georgetown, Texas August 18, 2026

The Georgetown Williams Drive TIRZ Board will meet on August 18, 2026 at 10:10 AM at City Hall, Community Room, 808 MLK 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 n 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 Williams Dr Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair
- 1.B **Annual Financial Report, Williams Drive TIRZ**
Presentation of the annual financial report for the Williams Drive Tax Increment Reinvestment Zone -- Randi Cormack, Budget Manager
- 1.C **Williams Drive Enhancement Project Update**
Presentation, update and discussion of the Williams Drive Enhancement Project including financial contribution of the Gateway TIRZ -- Nat Waggoner, PMP, AICP, Transportation Planning Coordinator

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
Williams Drive 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 Williams Dr Tax Increment Reinvestment Zone (TIRZ) Board Meeting -- Mayor Josh Schroeder, Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

[draft williams-drive-tirz-board_minutes_summary8-11-25.pdf](#)

Minutes of the Williams Drive TIRZ Board City of Georgetown, Texas Monday, August 11, 2025

The Georgetown Williams Drive TIRZ Board met on Monday, August 11, 2025 at 9:30 AM at Georgetown City Hall, 808 Martin Luther King Jr St, Community Room.

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The following Members were in attendance:

Present were: Shawn Hood, Josh Schroeder, David Morgan, Robert Hilton

Public Wishing to Address the Board

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

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1. Regular Session

Josh Schroeder called this meeting to order at 9:30 AM

1.A **Minutes from 8-29-24**

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

Moved by Robert Hilton; seconded by Shawn Hood to Approve

Motion to approve the Minutes as is from the August 29th, 2024 meeting.

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Motion Approved: 4- 0

Voting For: Shawn Hood, Josh Schroeder, David Morgan, Robert Hilton

Voting Against: None

1.B **Annual Financial Report, Williams Drive TIRZ**

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

Mayra Cantu presented the annual financial report. General discussion was had amongst those in attendance. Robert Hilton asked if the developer has reached the milestone for reimbursement. Staff made them aware that no, they have not reached that milestone yet.

Presentation and Discussion only. No action needed.

1.C **Williams Dr Enhancements Update**

Presentation and discussion on the Williams Drive enhancements -- Nat Waggoner, Transportation Planning Coordinator

Nat Waggoner presented an update on the Williams Dr Project updates. General discussion was had on the details of what is to come.

Presentation and Discussion only. No action needed.

Adjournment

Moved by Robert Hilton; seconded by Shawn Hood to Adjourn Motion to adjourn the meeting at 9:48 AM.

Motion Adjourn: 4 - 0

Voting For: Shawn Hood, Josh Schroeder, David Morgan, Robert Hilton

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Williams Drive TIRZ Board
August 18, 2026

SUBJECT:

Annual Financial Report, Williams Drive TIRZ

SUGGESTED ACTION:

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

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

Williams Drive Gateway 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

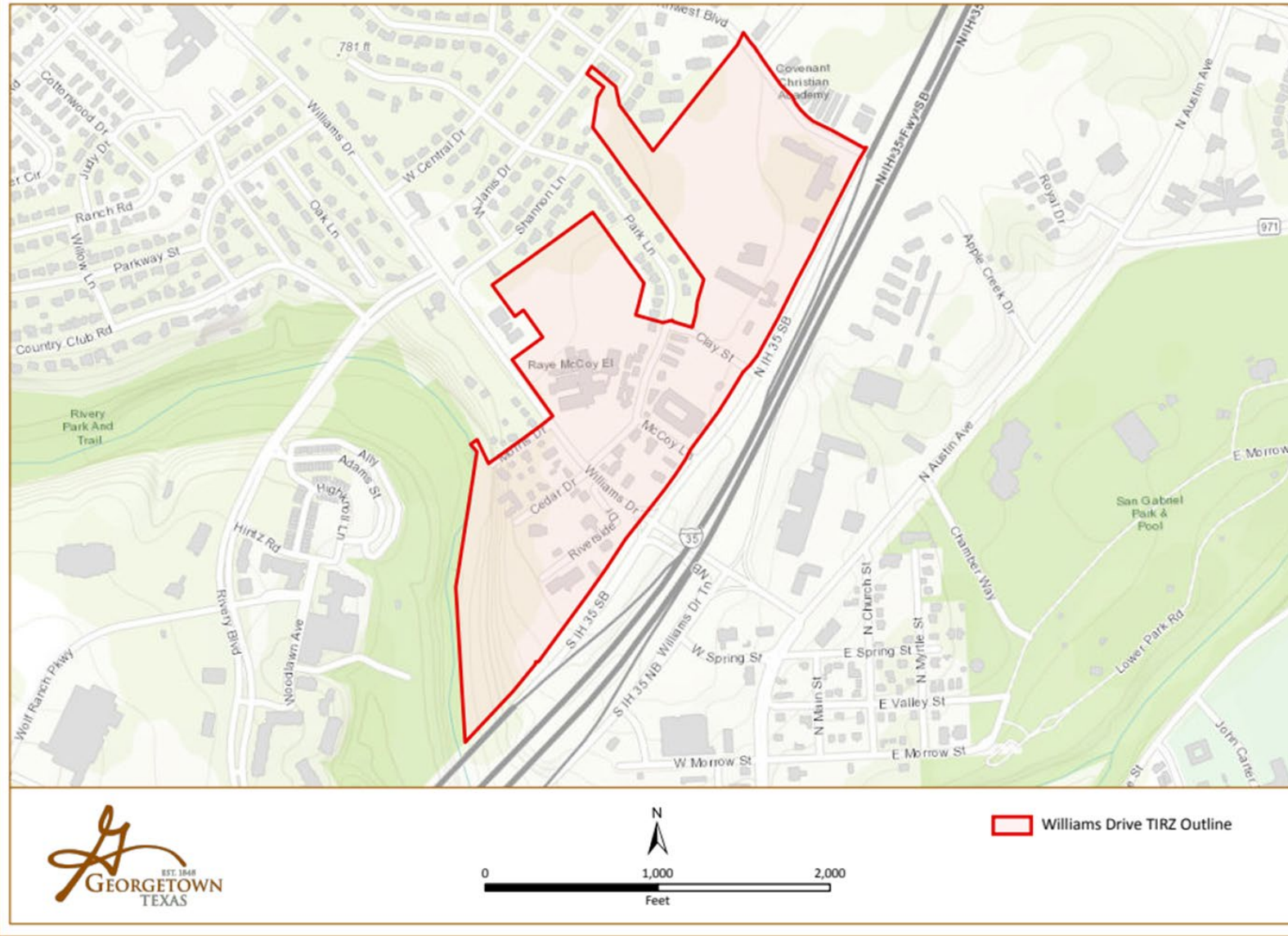
Role of Board

- 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 pedestrian, mixed-use development
- Consistent with Williams Drive Gateway Redevelopment Plan
- 2008 is the base year
- 25 years
- \$25 million expected in infrastructure for project plan
- Recent change added economic development as an eligible expense

TIRZ MAP FOR WILLIAMS DRIVE GEORGETOWN



Development Update

- Progress on The Commons at Rivery
 - Phase 1
 - Retail buildings along Williams Drive are open

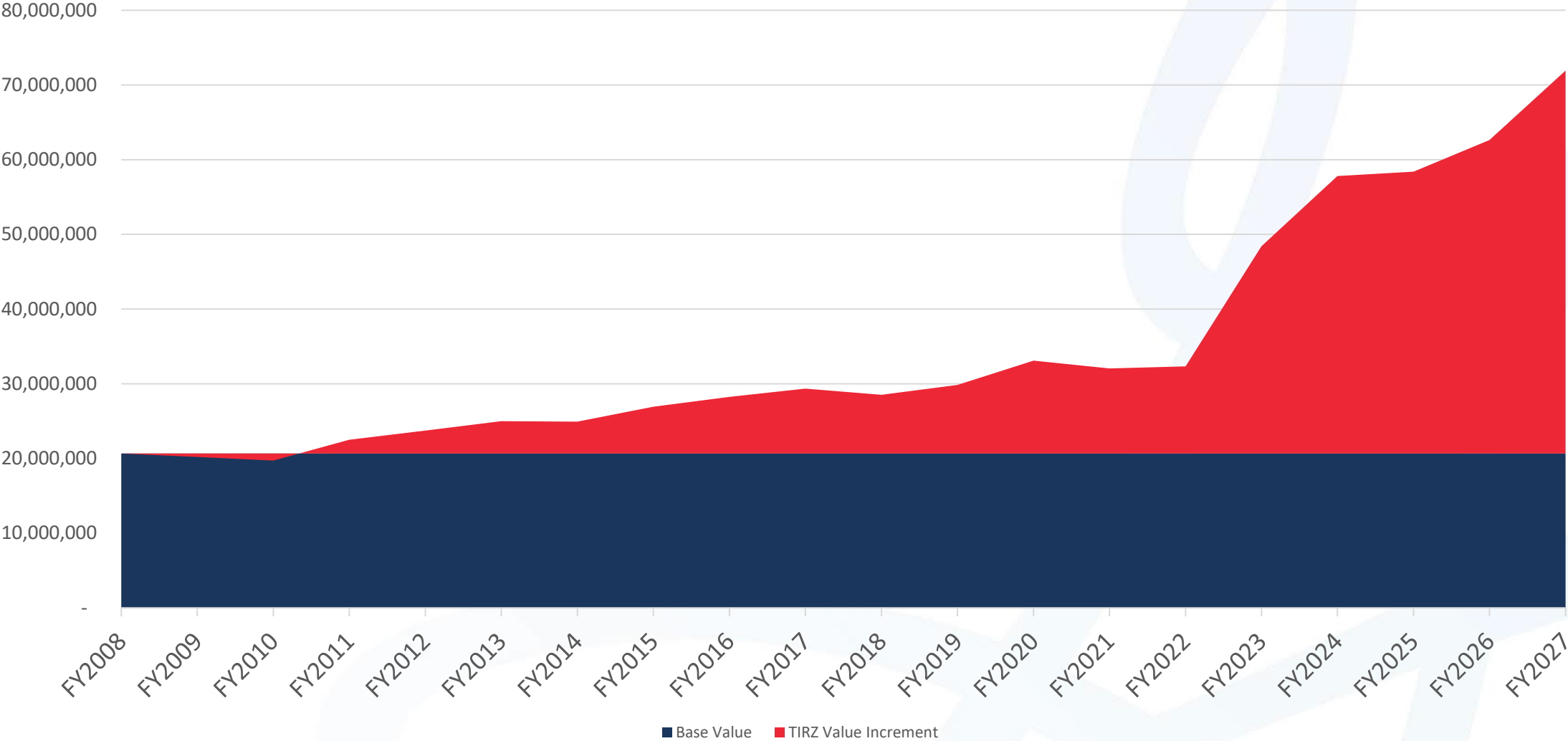
FY2026 Projections

- After the ACFR process, the FY2025 ending balance totaled \$348,307
- FY2026 revenues are projected to finish the year 29.3% over the amended budget at \$166K
- No expenses projected in FY2026
- Projected ending fund balance of \$514K

FY2027 Budget

- FY2027 revenues total \$226K which represents an increase of 36% over FY2026 projections
 - Increased assessed value in the TIRZ
 - Estimated 22% increase in AV from tax year 2025 to 2026
 - \$8.4M in ARB impacting this with an estimate of \$5M after settlement
- No expenses budgeted in FY2027
- Budgeted ending fund balance of \$740K

Gateway TIRZ Value



Gateway TIRZ						
	FY2025	FY2026		FY2027		
	Actuals	Amended Budget	Projected	Base Budget	Changes	Proposed Budget
Beginning Fund Balance	673,506	366,053	348,307	514,175	-	514,175
Revenue						
40001:Property Taxes	129,440	106,527	144,088	204,473	-	204,473
42001:Interest Income	12,413	21,780	21,780	21,562	-	21,562
Revenue Total	141,852	128,307	165,868	226,035	-	226,035
Expense						
Transfers	467,051	-	-	-	-	-
Expense Total	467,051	-	-	-	-	-
Ending Fund Balance	348,307	494,360	514,175	740,210	-	740,210
Reserves						
AFR Adjustment	-	-	-	-	-	-
Contingency	-	-	-	-	-	-
Reserves Total	-	-	-	-	-	-
Available Fund Balance	348,307	494,360	514,175	740,210	-	740,210

Questions?

City of Georgetown, Texas
Williams Drive TIRZ Board
August 18, 2026

SUBJECT:

Williams Drive Enhancement Project Update

SUGGESTED ACTION:

Presentation, update and discussion of the Williams Drive Enhancement Project including financial contribution of the Gateway TIRZ -- Nat Waggoner, PMP, AICP, Transportation Planning Coordinator

ITEM SUMMARY:

The Williams Drive Enhancement Project is a capital improvement project to enhance mobility and safety along Williams Drive from IH 35 NB frontage road to Jim Higg Drive. Improvements include raised medians, safety lighting, shared use paths and traffic signal improvements. At this meeting, staff will provide the Board an update on the project schedule as well as known and projected construction costs.

FINANCIAL IMPACT:

The Gateway TIRZ is contributing \$476,000.00, included in the FY26 budget, as a proportional share of overall project costs.

SUBMITTED BY:

Aaron St Pierre, Systems Engineering

ATTACHMENTS:

[Williams Drive Enhancements - Gateway TIRZ 081826.pdf](#)

Williams Drive Mobility Enhancements

August 18, 2026 | TIRZ Board

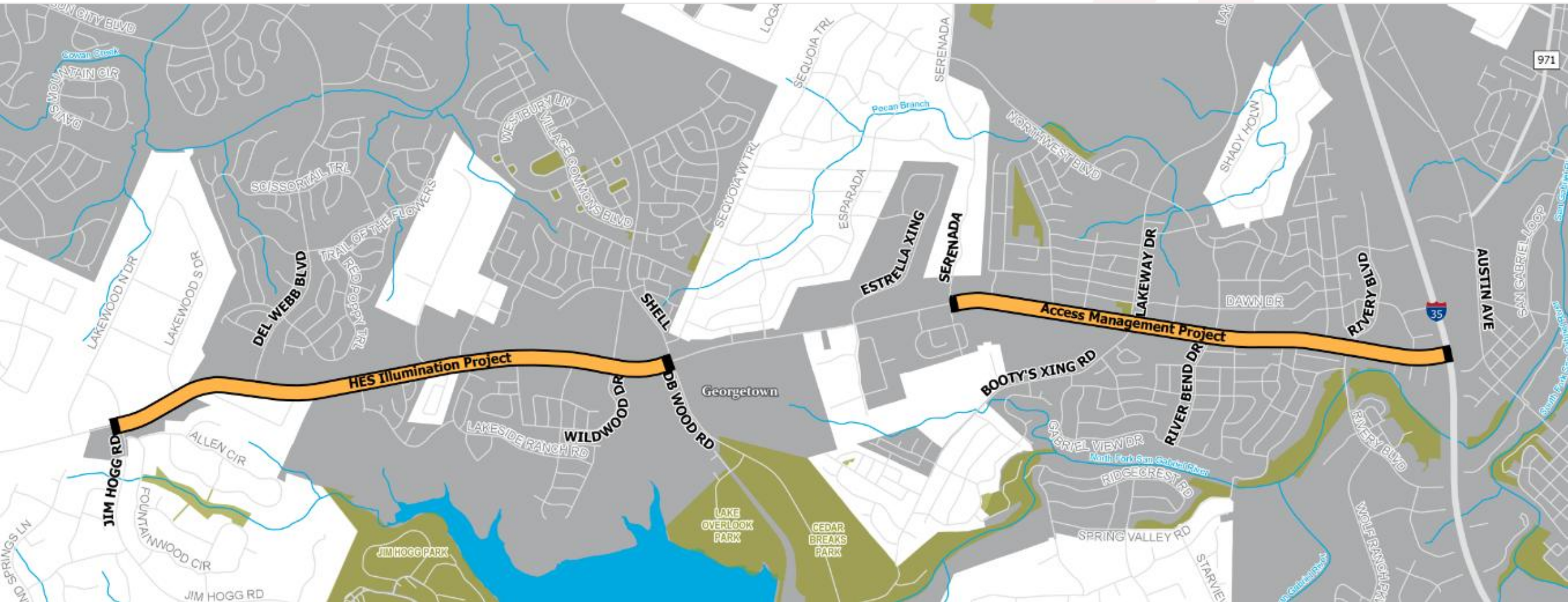
Project Goals

- Preserve public investment in existing transportation networks
- Improve access to adjacent properties
- Address safety for all users, and minimize frequency and severity of related crashes
- Prepare plans and specifications for construction
- Engage public throughout the process

Project Information

Williams Drive Mobility Enhancements

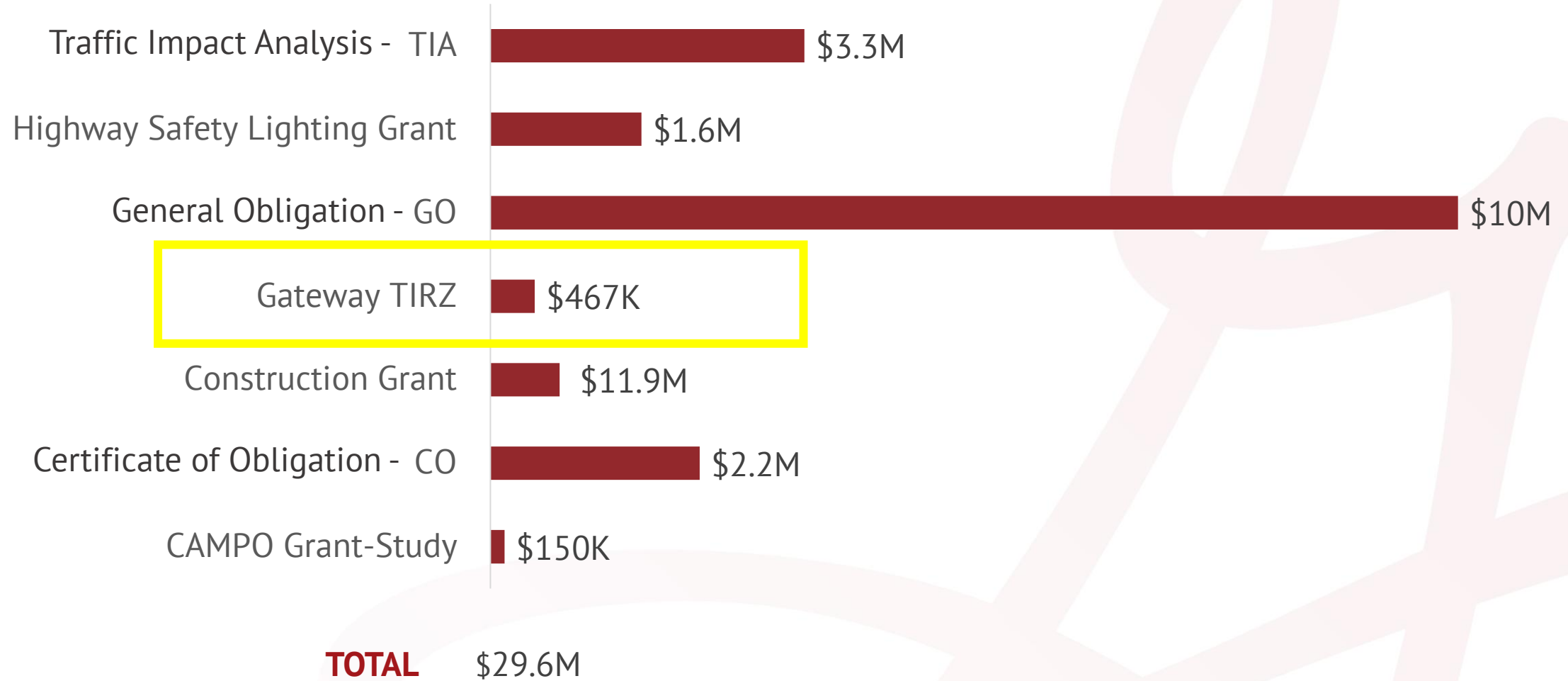
Revised Project Limits



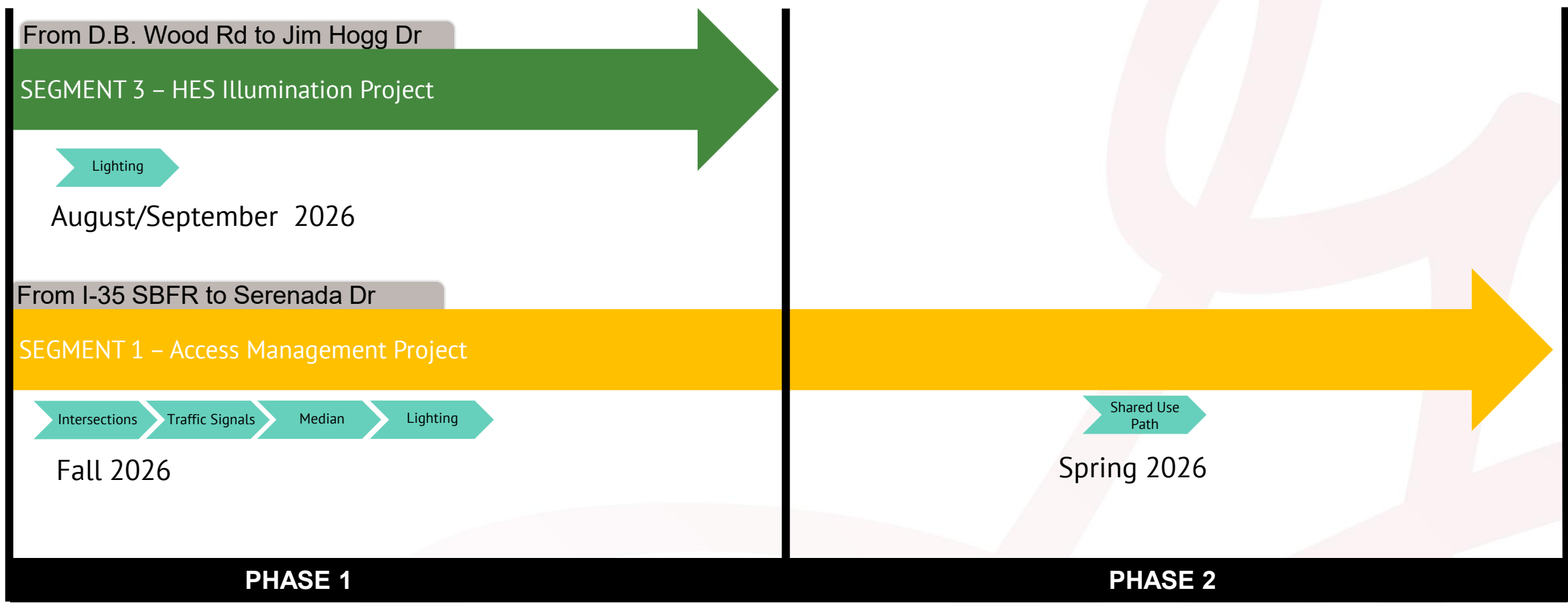
Current Construction Costs

DESCRIPTION	AMOUNT
Segment 1 (From I-35 SBFR to Serenada Dr) – Access Management & Safety lighting	\$6.2M
Segment 3 (From D.B. Wood Rd to Jim Hogg Dr) – Safety lighting	\$1.8M
CURRENT CONSTRUCTION TOTAL	\$8.0M
<i>Segment 1 (From I-35 SBFR to Serenada Dr) – Shared use path</i>	<i>\$1.2M</i>
<i>Segment 2 (From Serenada Dr to D.B. Wood Rd) – Future Access Management & Illumination</i>	<i>\$5.5M</i>
<i>Segment 3 (From D.B. Wood Rd to Jim Hogg Dr) – Future Access Management</i>	<i>\$11.3M</i>
<i>FUTURE CONSTRUCTION COST ESTIMATES</i>	<i>\$ 17.0M</i>

Funding Sources



Construction Phasing



Next Steps

- Continued public outreach
- Begin construction for safety lighting, access management
- Acquire Right-of-Way / Easements / Possession & Use Agreements for Shared Use path