TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ)

REGULAR BOARD MEETING

Tuesday, July 14th, 2026

5:30 PM

FREEPORT TAX INCREMENT REINVESTMENT ZONE #1 BOARD (TIRZ)

REGULAR BOARD MEETING AGENDA

MEETING AT FREEPORT POLICE DEPARTMENT MUNICIPAL COURTROOM
430 NORTH BRAZOSPORT BOULEVARD, FREEPORT, TEXAS
Tuesday, July 14th, 2026, at 5:30 p.m.

I. Call to Order

II. Invocation and Pledge

III. Citizen Comments

This is an opportunity for citizens and visitors to make a public statement before the Board relating to only agenda items. Speakers are not allowed to make a statement regarding specific agenda items at the time the agenda item is being considered by the Board and must wait until the Citizen Comments section of the agenda to speak. Speakers are required to register in advance and must limit comments to a total of four (4) minutes for the duration of the meeting.

IV. Consent Agenda

1. Approve Meeting Minutes for June 9th, 2026
2. Approve Financials for 6/9/2026 & 7/14/2026

V. Discussion and Action Items

1. Discuss and take possible action: Budget items for Fiscal Year 2026-2027

VI. Adjourn

CONSENT AGENDA:

1. Approve Meeting Minutes for June 9th, 2026
2. Approve Financials for 6/9/2026 & 7/14/2026

[after the presentation of all consent agenda items, suggested language]
Do I have a motion?
Do I have a second?
All in favor state "aye" ________. All opposed state "nay" __________.
Motion carries: ______________

CITY OF FREEPORT
TAX INCREMENT REINVESTMENT ZONE #1
430 North Brazosport Boulevard, Freeport, Texas

MEETING MINUTES

STATE OF TEXAS	)
	)
COUNTY OF BRAZORIA	)
	)
CITY OF FREEPORT	)

BE IT REMEMBERED that the Tax Increment Reinvestment Zone #1 Board of the City of Freeport met on Tuesday, June 9, 2026, at 5:30 p.m. in the Freeport Police Department Municipal Court Room, located at 430 North Brazosport, Freeport, TX, for the purpose of considering the agenda items.

TIRZ #1 BOARD MEMBERS: Quorum Present

Directors:	
Mark Parker	Chairman
Sandra Loeza	
Ken Tyner	
David McGinty	
Ronnie Martin	
Ron Bachman	
Gary Guerrieri	
Anne Bartlett	
David Thacker	

Dr. Danielle Kelly: City Manager
Robert Johnson: EDC Executive Director
Loren Smith: EDC Attorney
Jerry Cain: City Mayor / Council Liaison
Rachael Cohen: EDC Staff

I. Call to Order
Mark Parker called the meeting to order at 5:34 PM. A quorum was present.

II. Invocation and Pledge
Ken Tyner gave the invocation, and Gary Guerrieri led the pledge

III. Citizens' Comments
(This is an opportunity for citizens and visitors to speak to the Board relating to any agenda and non-agenda items. Speakers are required to register in advance and must limit presentations to three (3) minutes.)

IV. Consent Agenda

1. Approve Meeting Minutes for September 10, 2025
2. Approve Financials

Ken Tyner made a motion to approve the consent agenda. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

Ken Tyner moved to postpone approval of the financial statements until the July 14th, 2026, meeting. Gary Guerrieri seconded. **MOTION PASSED UNANIMOUSLY.**

V. Discussion and Action

1. Discuss and review: Budget Request- Staffing Needs for Community Development (R.Harris).

Prior to discussion, staff informed the Board that Executive Director Robert Johnson, Finance Director Ashley Hurst, and the department representative were unable to attend the meeting. Staff recommended postponing both Agenda Items 1 and 2 to allow the Board to receive complete presentations and ask questions of the appropriate staff members.

Gary Guerrieri moved to postpone approval of the financial statements until the July 14th, 2026, meeting. Ken Tyner seconded. **MOTION PASSED UNANIMOUSLY.**

2. Discuss and review: Budget items for Fiscal Year 2026-2027

This item was tabled with the previous motion and will be considered at the July 14, 2026 meeting.

3. Discuss and take possible action: Pool Renovations-Electrical

Staff provided an update regarding the ongoing Recreation Center pool renovation project. The Board previously approved **$169,693** in September 2025 for the initial renovations and an additional **$22,241** in March 2026 after unforeseen conditions were discovered during construction, bringing the previously approved project total to **$191,934**.

Staff explained that an additional electrical improvement was necessary to complete the dewatering process. Two options had been evaluated:

- Installation of a transformer for approximately **$17,000**
- Installation of a disconnect for approximately **$20,000**

Staff further advised that CenterPoint had declined a temporary service option. Public Works representative **John Perez** explained that installation of the transformer would provide a permanent electrical solution that would support the current project and future maintenance activities while also being the lower-cost alternative. Board members discussed the long-term benefits of making permanent improvement rather than relying on temporary electrical service.

Staff confirmed that approval of the additional funding would bring the total authorized project amount to **$208,934** if the $17,000 option was selected. Staff also noted that the TIRZ fund balance remained sufficient to support the project.

Ronnie Martin made a motion to approve an additional $17,000 for the pool renovation project, to replace the transformer to continue updating the pool repairs. Anne Bartlett seconded. **MOTION PASSED UNANNIMOUSLY.**

Total amount of repairs approved is $208,934.00 ($169,693 + $22,241 + $17,000)

VI. Adjourn

Ken Tyner made a motion to adjourn the board meeting made by Mark Parker and seconded by Gary Guerrieri. **MOTION PASSED UNANIMOUSLY.**

Mark Parker adjourned the TIRZ #1 board meeting at 5:47 p.m.

AGENDA ITEM MEMORANDUM

DATE: **JUNE 1, 2026**

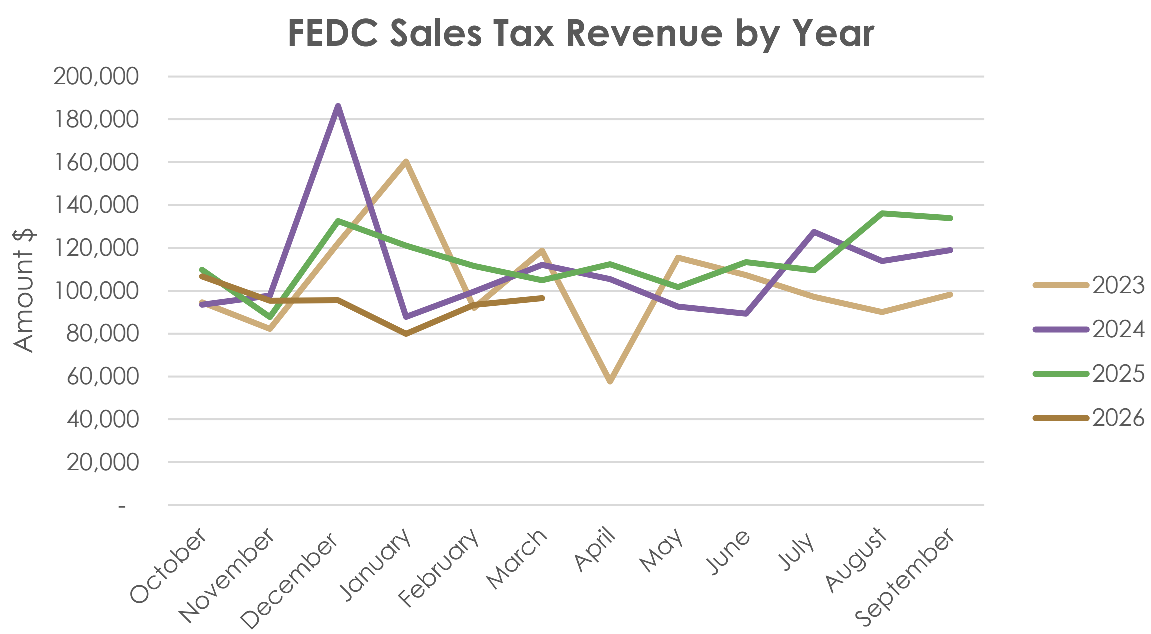
SUBJECT: **MONTHLY FINANCIAL REPORT**

FROM: **ASHLEE HURST, CITY OF FREEPORT FINANCE DIRECTOR**

Item Summary:

This financial report is through period ending May 31, 2026.

Sales Tax was received in May 2026 for March 2026 activity. EDC received $96,516, which is a decrease, when compared to the same month last year. Currently, the EDC has received $100,066 less in sales tax when compared to the same time period last fiscal year.



1201 North Ave H. · Freeport, TX 77541 · 979.233.3526 edcadmin@freeport.tx.us · www.FreeportEDC.com

Financial Impacts:

EDC Fund 30 - The revenues are below the total expenses by $126,098. This is mainly due to decrease in sales tax, as is a current issue experienced by municipalities across Texas. Shop local!

The fund balance is $4,737,841.

EDC Projects Fund 31 – The fund balance is $1,225,427.

EDC Marketing Fund 33 – The fund balance is $205,706.

TIRZ Fund 70 – The fund balance is $1,285,608.

Notes:

None.

Supporting Documentation:

Freeport Economic Development Corporation monthly financial statements

TIRZ monthly financial statement

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of May 31, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 4,463,376	$ 4,463,376	$ 4,863,939	$ 4,863,939		
Revenues						
Tax-Sales EDC	$ 1,300,000	$ 1,374,569	$ 1,341,531	$ 617,438	$ 724,093	46.02%
Interest Income	75,000	145,002	126,000	76,008	49,992	N/A
Misc Income	-	2,936	-	-		N/A
Sale of Property	-	-	-	10	(10)	N/A
Lease Income	3,000	3,000	3,000	2,000	1,000	N/A
Total Revenues	***$ 1,378,000***	***$ 1,525,508***	***$ 1,470,531***	***$ 695,456***	***$ 775,075***	47.29%
Expenditures						
Salaries						
Salaries/Wages	$ 190,032	$ 195,426	$ 196,000	$ 95,776	$ 100,224	48.87%
Educational Pay	1,500	1,500	1,501	808	693	53.82%
Longevity	135	148	301	129	172	N/A
Auto Allowance	6,500	6,750	6,500	3,250	3,250	50.00%
Cellphone Allowance	1,200	1,200	1,200	600	600	50.00%
Overtime	1,000	-	1,000	-	1,000	N/A
Total Salaries	200,367	205,024	206,502	100,563	105,939	48.70%
Benefits						
FICA & Medicare	15,328	15,233	15,328	8,044	7,284	52.48%
Group Insurance	25,941	24,277	24,200	14,887	9,313	61.52%
TMRS	32,464	33,338	32,800	18,237	14,563	55.60%
Workmen's Compensation	125	-	190	190	0	99.89%
Accrued Benefits Expend	-	2,886	-	-	-	N/A
Unemployment Insurance	239	-	174	-	174	0.00%
Total Benefits	74,097	75,735	72,692	41,357	31,335	56.89%
Supplies					-	
Office/Computer Supplies	7,500	3,899	7,500	1,576	5,924	21.01%
Postage/Shipping	500	40	500	292	208	58.34%
Books/Publ/Subscriptions	1,000	121	1,000	241	759	24.14%
Printing	500	-	500	-	500	0.00%
Clothing	1,000	420	1,000	138	862	N/A
Furnitures & Fixtures	3,000	1,834	3,000	524	2,476	17.45%
Other Supplies	1,000	1,041	1,000	1,128	(128)	112.84%
Total Supplies	14,500	7,355	14,500	3,899	10,601	26.89%
Services						
Professional Services	145,000	104,322	35,000	28,854	6,146	82.44%
Bank Charges	100	-	100	-	100	0.00%
Professional Fees-Auditor	4,000	4,000	4,000	4,000	-	100.00%
Professional Fees-Legal	100,000	46,061	100,000	36,706	63,294	36.71%
Contract Labor	-	5,300	-	-	-	N/A

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of May 31, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Advertising	50,000	10,301	40,000	755	39,245	1.89%
Marketing	-	478	-	-	-	N/A
Electricity	9,000	2,063	9,000	1,424	7,576	15.83%
Water	2,000	528	2,000	758	1,242	37.92%
Service Contracts	30,000	77,520	100,000	37,245	62,755	
Software Contracts	5,000	26,664	20,000	2,045	17,955	
Other Services	-	-	-	-	-	N/A
Total Services	345,100	277,236	310,100	111,788	198,312	36.05%
Audit Entry						
Pension Expense	-	16,199	-	-	-	
Total Audit Entry	-	16,199	-	-	-	
Maintenance						
Bldg/Bldg Equip Maintenance	-	-	2,000	2,000	-	100.00%
Total Services	-	-	2,000	2,000	-	100.00%
Sundry						
Seminars/Dues/Travel	30,000	24,044	40,000	16,031	23,969	40.08%
Meals	2,000	848	2,000	-	2,000	N/A
Property/Liability Insurance	-	1,871	-	2,165	(2,165)	N/A
Other-Sundry	1,200	-	1,200	-	1,200	0.00%
Depreciation	88,000	16,235	-	-	-	N/A
Total Sundry	121,200	42,998	43,200	18,196	25,004	42.12%
Debt Service						
Principal	40,000	-	18,000	-	18,000	N/A
Interest Expense	-	-	-	-	-	N/A
Total Debt Service	40,000	-	18,000	-	18,000	N/A
Capital Outlay	400,000	-	60,000	-	60,000	N/A
Total Capital Outlay	400,000	-	60,000	-	60,000	N/A
Interfund Transfers						
Transfer to EDC Projects	400,000	400,000	650,000	487,500	162,500	
Transfer to EDC Marketing	75,000	75,000	75,000	56,250	18,750	N/A
Total Interfund Transfers	475,000	475,000	725,000	543,750	181,250	N/A
Total Expenditures	***$ 1,670,264***	***$ 1,099,547***	***$ 1,451,994***	***$ 821,554***	***$ 630,440***	56.58%
Revenue Over/(Under) Expenditures	***$ (292,264)***	***$ 425,961***	***$ 18,537***	***$ (126,098)***		
Ending Fund Balance	$ 4,171,112	$ 4,863,939	$ 4,882,476	$ 4,737,841		

Freeport Economic Development Corporation
Monthly Financial Report - EDC Projects Fund
As of May 31, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 1,338,509	$ 1,338,509	$ 1,543,299	$ 1,543,299		
Revenues						
Interest Income	$ -	$ -	$ -	$ -	$ -	N/A
Transfer from EDC	400,000	400,000	650,000	487,500	162,500	75.00%
Total Revenues	***$ 400,000***	***$ 400,000***	***$ 650,000***	***$ 487,500***	***$ 162,500***	75.00%
Expenditures						
Special Projects	$ 1,118,785	$ 195,210	$ 650,000	$ 805,372	$ (155,372)	123.90%
Electricity	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Total Services	1,118,785	195,210	650,000	805,372	(155,372)	123.90%
Total Expenditures	***$ 1,118,785***	***$ 195,210***	***$ 650,000***	***$ 805,372***	***$ (155,372)***	123.90%
Revenue Over/(Under) Expenditures	***$ (718,785)***	***$ 204,790***	***$ -***	***$ (317,872)***		
Ending Fund Balance	$ 619,724	$ 1,543,299	$ 1,543,299	$ 1,225,427		

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of May 31, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 129,818	$ 129,818	$ 150,722	$ 150,722		
Revenues						
Interest Income	$ -	$ -	$ -	$ -	$ -	N/A
Transfer from EDC	75,000	75,000	75,000	56,250	-	75.00%
Total Revenues	***$ 75,000***	***$ 75,000***	***$ 75,000***	***$ 56,250***	***$ -***	75.00%
Expenditures						
Services						
Marketing	$ 75,000	$ 54,096	$ 75,000	$ 1,266	$ 73,734	1.69%
Total Services	$ 75,000	$ 54,096	$ 75,000	$ 1,266	$ 73,734	1.69%
Total Expenditures	***$ 75,000***	***$ 54,096***	***$ 75,000***	***$ 1,266***	***$ 73,734***	1.69%
Revenue Over/(Under) Expenditures	***$ -***	***$ 20,904***	***$ -***	***$ 54,984***		
Ending Fund Balance	$ 129,818	$ 150,722	$ 150,722	$ 205,706		

TIRZ #01
Monthly Financial Report - TIRZ
As of May 31, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 570,587	$ 570,587	$ 963,358	$ 963,358		
Revenues						
Tax - Current Year	$ 280,000	$ 360,901	$ 330,000	$ 353,875	$ (23,875)	107.23%
Interest Income	7,000	31,870	20,000	20,165	$ (165)	100.83%
Total Revenues	***$ 287,000***	***$ 392,772***	***$ 350,000***	***$ 374,041***	***$ (24,041)***	106.87%
Expenditures						
Services						
Professional Services	-	-	-	-	$ -	N/A
Total Services	-	-	-	-	-	N/A
Capital Outlay	-	-	-	51,791	(51,791)	N/A
Total Capital Outlay	-	-	-	51,791	(51,791)	N/A
Total Expenditures	***$ -***	***$ -***	***$ -***	***$ 51,791***	***$ (51,791)***	N/A
Revenue Over/(Under) Expenditures	***$ 287,000***	***$ 392,772***	***$ 350,000***	***$ 322,250***		
Ending Fund Balance	$ 857,587	$ 963,358	$ 1,313,358	$ 1,285,608		

AGENDA ITEM MEMORANDUM

DATE: JULY 6, 2026

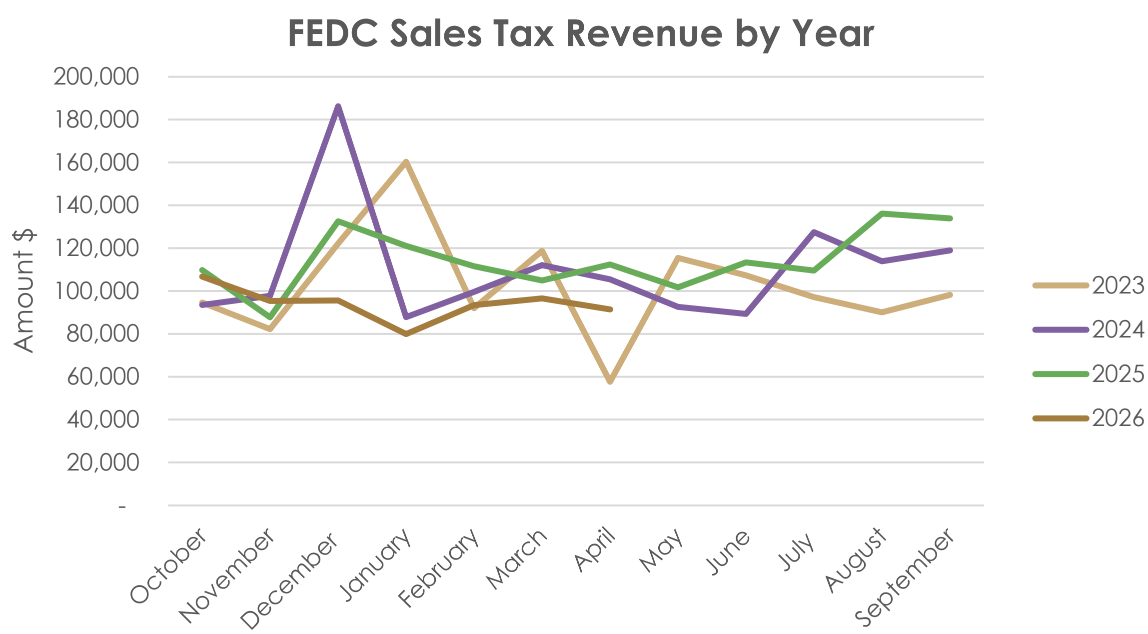
SUBJECT: MONTHLY FINANCIAL REPORT

FROM: ASHLEE HURST, CITY OF FREEPORT FINANCE DIRECTOR

<u>**Item Summary:**</u>

This financial report is through period ending June 30, 2026.

Sales Tax was received in June 2026 for April 2026 activity. EDC received $91,383, which is a decrease, when compared to the same month last year. Currently, the EDC has received $121,072 less in sales tax when compared to the same time period last fiscal year.



1201 North Ave H. · Freeport, TX 77541 · 979.233.3526 edcadmin@freeport.tx.us · www.FreeportEDC.com

Financial Impacts:

EDC Fund 30 - The revenues are below the total expenses by $240,093. This is due to the decrease in sales tax received each month, as is a current issue experienced by municipalities across Texas. Shop local!

The fund balance is $4,623,846. (including the current ending deficit)

EDC Projects Fund 31 – The fund balance is $1,163,957.

EDC Marketing Fund 33 – The fund balance is $176,116.

TIRZ Fund 70 – The fund balance is $1,282,602.

Notes:

None.

Supporting Documentation:

Freeport Economic Development Corporation monthly financial statements

TIRZ monthly financial statement

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of June 30, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 4,463,376	$ 4,463,376	$ 4,863,939	$ 4,863,939		
Revenues						
Tax-Sales EDC	$ 1,300,000	$ 1,374,569	$ 1,341,531	$ 613,276	$ 728,255	45.71%
Interest Income	75,000	145,002	126,000	82,095	43,905	N/A
Misc Income	-	2,936	-	-		N/A
Sale of Property	-	-	-	10	(10)	N/A
Lease Income	3,000	3,000	3,000	2,500	500	N/A
Total Revenues	***$ 1,378,000***	***$ 1,525,508***	***$ 1,470,531***	***$ 697,882***	***$ 772,649***	47.46%
Expenditures						
Salaries						
Salaries/Wages	$ 190,032	$ 195,426	$ 196,000	$ 119,676	$ 76,324	61.06%
Educational Pay	1,500	1,500	1,501	981	520	65.35%
Longevity	135	148	301	164	137	N/A
Auto Allowance	6,500	6,750	6,500	3,750	2,750	57.69%
Cellphone Allowance	1,200	1,200	1,200	700	500	58.33%
Overtime	1,000	-	1,000	-	1,000	N/A
Total Salaries	200,367	205,024	206,502	125,270	81,232	60.66%
Benefits						
FICA & Medicare	15,328	15,233	15,328	9,912	5,416	64.67%
Group Insurance	25,941	24,277	24,200	17,309	6,891	71.52%
TMRS	32,464	33,338	32,800	22,321	10,479	68.05%
Workmen's Compensation	125	-	190	190	0	99.89%
Accrued Benefits Expend	-	2,886	-	-	-	N/A
Unemployment Insurance	239	-	174	-	174	0.00%
Total Benefits	74,097	75,735	72,692	49,731	22,961	68.41%
Supplies					-	
Office/Computer Supplies	7,500	3,899	7,500	2,487	5,013	33.16%
Postage/Shipping	500	40	500	292	208	58.34%
Books/Publ/Subscriptions	1,000	121	1,000	761	239	76.12%
Printing	500	-	500	-	500	0.00%
Clothing	1,000	420	1,000	138	862	N/A
Furnitures & Fixtures	3,000	1,834	3,000	524	2,476	17.45%
Other Supplies	1,000	1,041	1,000	1,339	(339)	133.94%
Total Supplies	14,500	7,355	14,500	5,541	8,959	38.21%
Services						
Professional Services	145,000	104,322	35,000	29,750	5,250	85.00%
Bank Charges	100	-	100	-	100	0.00%
Professional Fees-Auditor	4,000	4,000	4,000	4,000	-	100.00%
Professional Fees-Legal	100,000	46,061	100,000	40,293	59,707	40.29%
Contract Labor	-	5,300	-	-	-	N/A

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of June 30, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Advertising	50,000	10,301	40,000	755	39,245	1.89%
Marketing	-	478	-	211	(211)	N/A
Electricity	9,000	2,063	9,000	1,596	7,404	17.73%
Water	2,000	528	2,000	850	1,150	42.52%
Service Contracts	30,000	77,520	100,000	42,595	57,405	
Software Contracts	5,000	26,664	20,000	11,035	8,965	
Other Services	-	-	-	-	-	N/A
Total Services	345,100	277,236	310,100	131,085	179,015	42.27%
Audit Entry						
Pension Expense	-	16,199	-	-	-	
Total Audit Entry	-	16,199	-	-	-	
Maintenance						
Bldg/Bldg Equip Maintenance	-	-	2,000	2,000	-	100.00%
Total Services	-	-	2,000	2,000	-	100.00%
Sundry						
Seminars/Dues/Travel	30,000	24,044	40,000	18,015	21,985	45.04%
Meals	2,000	848	2,000	-	2,000	N/A
Property/Liability Insurance	-	1,871	-	2,165	(2,165)	N/A
Other-Sundry	1,200	-	1,200	-	1,200	0.00%
Depreciation	88,000	16,235	-	-	-	N/A
Total Sundry	121,200	42,998	43,200	20,180	23,020	46.71%
Debt Service						
Principal	40,000	-	18,000	-	18,000	N/A
Interest Expense	-	-	-	-	-	N/A
Total Debt Service	40,000	-	18,000	-	18,000	N/A
Capital Outlay	400,000	-	60,000	-	60,000	N/A
Total Capital Outlay	400,000	-	60,000	-	60,000	N/A
Interfund Transfers						
Transfer to EDC Projects	400,000	400,000	650,000	541,667	108,333	
Transfer to EDC Marketing	75,000	75,000	75,000	62,500	12,500	N/A
Total Interfund Transfers	475,000	475,000	725,000	604,167	120,833	N/A
Total Expenditures	***$ 1,670,264***	***$ 1,099,547***	***$ 1,451,994***	***$ 937,975***	***$ 514,019***	64.60%
Revenue Over/(Under) Expenditures	***$ (292,264)***	***$ 425,961***	***$ 18,537***	***$ (240,093)***		
Ending Fund Balance	$ 4,171,112	$ 4,863,939	$ 4,882,476	$ 4,623,846		

Freeport Economic Development Corporation
Monthly Financial Report - EDC Projects Fund
As of June 30, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 1,338,509	$ 1,338,509	$ 1,543,299	$ 1,543,299		
Revenues						
Interest Income	$ -	$ -	$ -	$ 3,553	$ (3,553)	N/A
Transfer from EDC	400,000	400,000	650,000	541,667	108,333	83.33%
Total Revenues	***$ 400,000***	***$ 400,000***	***$ 650,000***	***$ 545,220***	***$ 104,780***	83.88%
Expenditures						
Special Projects	$ 1,118,785	$ 195,210	$ 650,000	$ 924,562	$ (274,562)	142.24%
Electricity	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Total Services	1,118,785	195,210	650,000	924,562	(274,562)	142.24%
Total Expenditures	***$ 1,118,785***	***$ 195,210***	***$ 650,000***	***$ 924,562***	***$ (274,562)***	142.24%
Revenue Over/(Under) Expenditures	***$ (718,785)***	***$ 204,790***	***$ -***	***$ (379,342)***		
Ending Fund Balance	$ 619,724	$ 1,543,299	$ 1,543,299	$ 1,163,957		

Freeport Economic Development Corporation
Monthly Financial Report - EDC
As of June 30, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 129,818	$ 129,818	$ 150,722	$ 150,722		
Revenues						
Interest Income	$ -	$ -	$ -	$ 597	$ (597)	N/A
Transfer from EDC	75,000	75,000	75,000	62,500	-	83.33%
Total Revenues	***$ 75,000***	***$ 75,000***	***$ 75,000***	***$ 63,097***	***$ (597)***	84.13%
Expenditures						
Services						
Marketing	$ 75,000	$ 54,096	$ 75,000	$ 37,702	$ 37,298	50.27%
Total Services	$ 75,000	$ 54,096	$ 75,000	$ 37,702	$ 37,298	50.27%
Total Expenditures	***$ 75,000***	***$ 54,096***	***$ 75,000***	***$ 37,702***	***$ 37,298***	50.27%
Revenue Over/(Under) Expenditures	***$ -***	***$ 20,904***	***$ -***	***$ 25,394***		
Ending Fund Balance	$ 129,818	$ 150,722	$ 150,722	$ 176,116		

TIRZ #01
Monthly Financial Report - TIRZ
As of June 30, 2026

	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	FY 2026 Actual	Budget Balance	% YTD Budget
Beginning Fund Balance	$ 570,587	$ 570,587	$ 963,358	$ 963,358		
Revenues						
Tax - Current Year	$ 280,000	$ 360,901	$ 330,000	$ 364,435	$ (34,435)	110.43%
Interest Income	7,000	31,870	20,000	23,600	$ (3,600)	118.00%
Total Revenues	***$ 287,000***	***$ 392,772***	***$ 350,000***	***$ 388,035***	***$ (38,035)***	110.87%
Expenditures						
Services						
Professional Services	-	-	-	-	$ -	N/A
Total Services	-	-	-	-	-	N/A
Capital Outlay	-	-	-	68,791	(68,791)	N/A
Total Capital Outlay	-	-	-	68,791	(68,791)	N/A
Total Expenditures	***$ -***	***$ -***	***$ -***	***$ 68,791***	***$ (68,791)***	N/A
Revenue Over/(Under) Expenditures	***$ 287,000***	***$ 392,772***	***$ 350,000***	***$ 319,244***		
Ending Fund Balance	$ 857,587	$ 963,358	$ 1,313,358	$ 1,282,602		

DISCUSSION AND ACTION:

“ We are going to move on to the discussion and action items....}

1. Discuss and take possible action: Budget items for Fiscal Year 2026-2027

[suggested language after each item] “
Do I have a motion?
Do I have a second?
All in favor state “aye” ________. All opposed state “nay” __________.
Motion carries: _____________

ADJOURN:

[When done and time to adjourn, suggested language]
I call for a motion to Adjourn. Do I have a motion?
A Second?
All in favor state “aye” ________. All opposed state “nay” __________.
Motion carries: _____________.
It is now [state time] and I hereby adjourn the TIRZ#1 Special Board Meeting

FY2026-2027 Budget Presentation

TIRZ / EDC Meeting
Tuesday, July 14, 2026

PRESENTATION AGENDA

- Budget Impact by Fund
- TIRZ Fund
    - Changes Requested
    - Financial Table
- EDC Funds
    - EDC Operating Fund
        - Changes Requested
        - Financial Table
    - EDC Projects Fund
        - Changes Requested
        - Financial Table
    - EDC Marketing Fund
        - Changes Requested
        - Financial Table

Type / Fund	Beginning Balance	Proposed Revenue	Proposed Expenditures	Ending Balance	Change
TIF No. 1/TIRZ Fund	$1,285,608	$370,000	$490,137	$1,165,471	($120,137)
EDC Funds					
EDC Operating Fund	2,099,365	1,403,054	1,403,054	2,099,365	-
EDC Projects Fund	1,225,427	650,000	900,000	975,427	(250,000)
EDC Marketing Fund	205,706	80,936	80,936	205,706	-
EDC Debt Service Fund	18,484	-	-	18,484	-
GRAND TOTAL	$4,834,590	$2,503,990	$2,874,127	$4,464,453	(370,137)

Overall Projected

Decrease of

$370,137

TIF NO. 1 / TIRZ FUND

PROPOSED CHANGES

Request	FY2027 Proposed
10% of Finance Director Salary + Benefits	$17,398
- Project Manager Position (100% Funded) - Building Inspector Position (50% Funded)	$102,736 Position Removed from Budget
Infrastructure Project TBD	$170,000
Parks Revitalization Project TBD & Other Misc. Projects TBD	$200,000

Period	2026 - 2027

$102,735

Breakdown

Full-Time Salaries & Wages	$72,010
TMRS Portion One	$11,843
Health Insurance	$10,614
FICA	$4,502
HRA (Card Contribution)	$1,200
Medicare	$1,053
Education Pay	$600
Dental Insurance	$335
Group Term Life	$150
Long Term Disability	$150
Life Insurance/AD&D	$150
Vision Insurance	$79
HRA Admin	$49

Show unused Cost Elements

Budget Request:

Revised Annual Personnel & Program Costs	$102,735.00
Salary: TIRZ Project Manager	$ 72,010.00
Benefits and Support	$ 30,725.00

Benefits include:

TIF NO.1 / TIRZ FUND

Account	FY2024 Actuals	FY2025 Budget	FY2025 Actuals	FY2026 Budget	FY2026 Projected	FY2027 Proposed	Change
Revenues							
Property Tax	$329,939	$280,000	$360,901	$330,000	$495,000	$350,000	$20,000
Interest Income	-	7,000	31,870	20,000	28,000	20,000	-
Misc. Income	22,204	-	-	-	-	-	-
TOTAL REVENUE	$352,142	$287,000	$392,772	$180,307	$523,000	$370,000	$20,000
Expenses							
Salaries/Benefits	-	-	-	-	-	$120,137	$120,137
Professional Services	-	-	-	-	-	-	-
Capital Outlay - Rec	-	-	-	169,693	169,693	370,000	200,307
TOTAL EXPENSES	-	-	-	$169,693	$169,693	$490,137	$320,444
SURPLUS / (DEFICIT)	352,142	287,000	392,772	10,614	353,307	(120,137)	

Overall Increase of $20,000 for revenues.

Overall Increase of $320,444 for expenses.

This fund is anticipating an Intentional use of reserves