



**City of Saginaw
Tax Increment Reinvestment Zone
Board of Directors
Notice of Meeting**

Tuesday, August 12, 2025, 5:30 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation.

The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

1. Call to Order

- 1.Call to Order--Todd Flippo, Chairman
- 1.Election of Vice-Chairman--Todd Flippo, Chairman

2. Presentation of Minutes

- 2.Approval of Minutes, April 01, 2025--Vicky Vega, City Secretary

3. Recommendation to Council

- 3.Presentation and Consideration of Tax Increment Reinvestment Zone Fund Budget for Fiscal Year 2025-2026--Gabe Reaume, City Manager
- 3.Recommendation to City Council regarding Tax Increment Reinvestment Zone Fund Budget for Fiscal Year 2025-2026--Gabe Reaume, City Manager

4. Adjournment

- 4.Adjournment--Todd Flippo, Chairman

Date Posted: _____ Time: _____ By: _____

Date Retrieved: _____ Time: _____ By: _____

Date Posted: August 6, 2025



Tax Increment Reinvestment Zone Board Memorandum

Election of Vice-Chairman--Todd Flippo, Chairman

Meeting	Agenda Group
Tuesday, August 12, 2025, 5:30 PM	Call to Order Item: 1
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The current Vice Chairman is Paul Felegy.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



Tax Increment Reinvestment Zone Board Memorandum

Approval of Minutes, April 01, 2025--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, August 12, 2025, 5:30 PM	Presentation of Minutes Item: 2
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft Minutes from the April 1, 2025, meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft TIRZ Minutes--4-1-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

City of Saginaw
Minutes of a Regular Meeting
Of the Tax Increment Reinvestment Zone No. 1
Board of Directors
333 West McLeroy Boulevard, Saginaw, Texas 76179
April 1, 2025

Present at the Meeting:

- Todd Flippo, Chairman
- Paul Felegy, Vice Chairman
- Nick Lawson, Member
- Brack St. Clair, Member
- Mary Copeland, Member
- Gabe Reaume, City Manager
- Lee Howell, Asst. City Manger
- Kim Quin, Finance Director
- Melanie McManus, Human Resources Director
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Vicky Vega, City Secretary

Absent from Meeting:

- Tracey Knight, Member (Tarrant County Precinct 4, Chief of Staff)
- Pamela Anglin , Member (Tarrant County College, Chief Financial Officer)
- Cindy Bighorse, Member
- Valerie Junkersfeld, Member

Visitors at the Meeting:

- Daniel Andrade, Project Analyst for P3 Works
- Diksha

1. Call to Order

1.. Call to Order--Todd Flippo, Chairman

Chairman Flippo called the meeting to order at 5:30 p.m.

2. Presentation of Minutes

2.. Approval of Minutes, August 13, 2024

Motion was made by Member Felegy with a second by Member St. Clair to approve the minutes as presented. Motion Passed (5-0-0-4) For: Chairman Flippo, Vice Chairman Felegy, Members Lawson, St. Clair, Copeland Against: None Abstain: None Absent: Members Junkersfeld, Bighorse, Knight, Anglin

3. Recommendation to Council

3.. Recommendation to City Council Regarding Changes to Reinvestment Zone No 1 and Discuss Amending the Project Costs

City Manager Reaume explained the proposed changes of the Reinvestment Zone No. 1 by adding the old Fire Station asbestos abatement and potential demolition as TIRZ eligible projects and adding the reconstruction of E. McLeroy Blvd from Spring Hollow to Blue Mound as TIRZ eligible projects.

Motion was made by Member Lawson with a second by Vice Chairman Felegy to approve as presented. Motion Passed (5-0-0-4) For: Chairman Flippo, Vice Chairman Felegy, Members Lawson, St. Clair, Copeland Against: None Abstain: None Absent: Members Junkersfeld, Bighorse, Knight, Anglin

3.. Recommendation to City Council Regarding Amending and Restating Final Project and Finance Plan--Gabe Reaume, City Manager -

City Manager Reaume explained the Amending and Restating of the Final Project and Finance Plan as explained in the previous item, adding the old Fire Station asbestos abatement and potential demolition as TIRZ eligible projects and adding the reconstruction of E. McLeroy Blvd from Spring Hollow to Blue Mound as TIRZ eligible projects.

Motion was made by Member Lawson with a second by Vice Chairman Felegy to approve as presented. Motion Passed (5-0-0-4) For: Chairman Flippo, Vice Chairman Felegy, Members Lawson, St. Clair, Copeland Against: None Abstain: None Absent: Members Junkersfeld, Bighorse, Knight, Anglin

4. Adjournment

4.. Adjournment--Todd Flippo, Chairman

Chairman Flippo declared the meeting adjourned at 5:34 p.m.



TAX INCREMENT REINVESTMENT ZONE FUND

- Administrative expense