



NOTICE OF MEETING OF THE MINERAL WELLS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD OF DIRECTORS, MINERAL WELLS, TEXAS

NOTICE is hereby given that the Mineral Wells Tax Increment Reinvestment Zone Number Two Board of Directors will hold a meeting on **Thursday, January 22, 2026, at 12:00 pm**, at **Mineral Wells City Hall Annex, 115 SW 1st Street, Mineral Wells, Texas 76067**, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Call to Order and Establish Quorum

2. Public Comment

This is an opportunity for the public to address the Board regarding any item on the agenda. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law.

To address the Board, each speaker must complete a Speaker Form and provide it to the Executive Director David Hawes prior to the start of the meeting. The same speaker form that is used for City Council meetings may be used. Each speaker shall approach the designated speaker's location and state his/her name and city of residence before speaking. Speakers shall address the Board with civility that is conducive to appropriate public discussion. Speakers can address only the Board and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker's location.

Per the Texas Open Meetings Act, the Board is not permitted to take action on or discuss any item not listed on the agenda. The Board may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with the Board's procedures.

3. Approve Minutes from meeting held October 6, 2025.

4. Approve MWISD Participation Agreement.

5. Approve the action authorizing Tax Increment Reinvestment Zone No. 2 to enter into a loan agreement with the Mineral Wells Airport in the amount of \$600,000, to be repaid over ten (10) years at a market interest rate, for fire suppression, asbestos abatement, and stairwell access improvements.

6. Receive update related to the Park Plaza Project

7. Future agenda items/requests by Board Members to be on next agenda – Board Members shall not discuss or take action on any item that is not on the agenda. A Board Member may request that an item be placed on a future agenda and, if a second Board Member supports the request, the item shall be placed on the next TIRZ board meeting Agenda.

8. **EXECUTIVE SESSION** - In accordance with Texas Government Code, Section 551.001, et seq., the Tax Increment Reinvestment Zone Number Two Board (TIRZ) will recess into Executive Session (closed meeting) to discuss the following:
 - a. §551.072, Texas Government Code, to discuss, deliberate the purchase, exchange, lease, value or appraisal of real property.
9. **RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Section 551.072, the Tax Increment Reinvestment Zone Number Two Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.
 - a. Approve and recommend to city council to purchase 0.184 acres located on the northwest corner of the intersection of NW First Avene and NW First Street.
 - b. Approved recommendations related to Municipal Complex land swap funding proposal

10. Adjourn

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the TIRZ should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the TIRZ concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sections and purposes: § 551.071 – Private consultation with the attorney for the TIRZ on any item listed on the agenda; § 551.072 – Discussing purchase, exchange, lease or value of real property; or §551.087 – Discussing economic development negotiations

Notes: Disabled persons requiring special assistance are requested to notify the City of Mineral Wells 24 hours in advance of the meeting by calling the City Clerk's office at 940.328.7702.

State of Texas §
City of Mineral Wells §

I hereby certify that notice of this joint meeting of the Mineral Wells Tax Increment Reinvestment Zone Number Two Board of Directors was posted by 5:00 o'clock pm on the day of January, 2026.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of January, 2026.

(SEAL)

Sharon McFadden, City Clerk