

**Richland Hills Tax Increment Reinvestment Zone #1, Baker Boulevard  
Board of Directors Meeting  
Minutes**

**Monday, April 11, 2022**

**6:00 P.M.**

**Richland Hills City Hall  
3200 Diana Drive**

Board Members Present:

Edward Lopez  
Stacey L. Morse  
Douglas Knowlton  
Curtis Bergthold  
Javier Alvarez  
G.W. Estep  
Rebecca Barksdale

Staff

Candice Edmondson, City Manager  
Lindsay Wells, City Secretary

**1. CALL TO ORDER**

Mayor Lopez called to order at 6:00 p.m.

**2. EXECUTIVE SESSION**

- A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Tax Increment Reinvestment Zone #1 to seek advice from the City Attorney as to the posted subject matter of this Tax Increment Reinvestment Zone #1 meeting.**

None.

**3. PUBLIC COMMENTS**

*This is the public's opportunity to address the Tax Increment Reinvestment Zone #1 Board on any matter not posted on the agenda. Citizen comments emailed to Lindsay Wells ([lwells@richlandhills.com](mailto:lwells@richlandhills.com)) on an item either listed on this agenda or not listed on this agenda will be heard at this time.*

None

## **REGULAR AGENDA**

### **4. Approve minutes from the January 10, 2022 Tax Increment Reinvestment Zone #1 meeting**

**Motion:** Motion was made by Board Member Bergthold and seconded by Board Member Morse to approve the January 10, 2022 TIRZ #1 meeting minutes.

Motion carried by a vote of 6-0.

### **5. Approved termination of Development Agreement for the Baker Landing Planned Development (PD) at 7100 Baker Boulevard and 3209 Ash Park Drive, Richland Hills, Texas 76118**

City Manager Candice Edmondson advised that on January 10, 2022, the Tax Increment Reinvestment Zone (TIRZ) Board and City Council approved a Development Agreement for the Baker Landing Planned Development located at 7100 Baker Boulevard and 3209 Ash Park Drive. The Agreement was fully executed by all parties on February 22, 2022. After further discussion with the builder, the Skorburg Company (Developer) has requested to terminate the Development Agreement and is no longer seeking financial participation from the City for the project. She stated that the Developer had concerns about valuation requirements in the contract.

Discussion ensued regarding the possibility of the Developer wanting to renegotiate rather than terminate the Agreement, if the Development Agreement affects the overall project, and the City's financial responsibility to the project.

Ms. Edmondson stated that the Developer is not seeking to renegotiate, the project is moving forward as scheduled, and the City is no longer responsible for the previously approved reimbursement amount of \$400,000 to the Developer upon termination of the Development Agreement.

Virginia Edwards, 3117 Crites Street, Richland Hills, expressed concern for the overall project.

Bryan Holland, Development Partner for Skorburg Company, 8214 Winchester Drive, Suite 900, Dallas, Texas, explained that the builder, DR Horton, Skorburg Company has chosen to work with does not want their private financial information made public and a Development Agreement would require certain financial disclosures.

**Motion:** Motion was made by Board Member Knowlton and seconded by Board Member Morse to approve termination of the Development Agreement for the Baker Landing Planned Development (PD) at 7100 Baker Boulevard and 3209 Ash Park Drive, Richland Hills, Texas 76118.

Motion carried by a vote of 6-0.

## 6. ADJOURNMENT

**Motion:** A motion was made by Board Member Bergthold and seconded by Board Member Estep to adjourn.

Motion carried by a vote of 6-0.

There being no further business to come before the Board, Mayor Lopez declared the meeting adjourned at 6:26 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Wells, City Secretary

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Edward Lopez, Mayor