



**ACTION MINUTES**

The Tax Increment Financing Board #5 of the City of Sherman held a called meeting Monday, October 6, 2025 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

**A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**

*Bookmarked at 00:4:57*

Mayor Teaman called the meeting to order at 5:00 p.m.

**Board Members Present**

Mayor Shawn Teamann  
Deputy Mayor Juston Dobbs  
Council Member Josh Stevenson

**Board Members Absent**

County Judge Bruce Dawsey

**Citizen Comments**

**B.1. CITIZEN COMMENTS**

*Bookmarked at 00:05:20*

**Other Business**

**C.1. OTHER BUSINESS**

Accepting and Approving the Amended Project and Financing Plan for Sherman Tax Increment Reinvestment Zone Number Five (#5); Providing for Findings of Fact

*Bookmarked at 00:05:34*

**Motion by Council Member Stevenson to approve the amended other business item. Second by Deputy Mayor Dobbs**

**VOTING AYE: TEAMANN, DOBBS, STEVENSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**Tax Payer Impact Statement**

*Bookmarked at 00:07:17*

**D.1. FY 2026 TAX PAYER IMPACT STATEMENT**

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

| <b>Taxpayer Impact Statement</b> | <b>FY2026 (Upcoming Fiscal Year)</b> | <b>FY2026 No-New Revenue</b> |
|----------------------------------|--------------------------------------|------------------------------|
|                                  |                                      |                              |

|  |                  |                  |
|--|------------------|------------------|
| <b>Total tax rate (per \$100 of value)</b> | \$0.508000/\$100 | \$0.619404/\$100 |
| <b>Median homestead taxable value</b>      | \$231,004        | \$251,138        |
| <b>Tax on median-valued homestead</b>      | \$1,174          | \$1,556          |

**EXECUTIVE SESSION**

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

**E. 1. TEX. GOV'T CODE § 551.071**

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

**E. 2. TEX. GOV.'T CODE § 551.072**

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

**E. 3. TEX. GOV'T CODE § 551.073**

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

**E. 4. TEX. GOV'T CODE § 551.074**

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

**E. 5. TEX. GOV'T CODE § 551.076**

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

**E. 6. TEX. GOV'T CODE § 551.087**

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

**E. 7. TEX. GOV'T CODE § 551.089**

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel,

critical infrastructure or security devices.

**The Council reconvenes into General Session**

**Adjournment**

*Bookmarked at 00:07:28*

**Mayor Teamann adjourned the meeting at 5:03pm**

Signed by:



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**MAYOR**



**CITY CLERK OR DESIGNEE**