



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA**

&

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD MEETING AGENDA
JANUARY 22, 2026, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council and Tax Increment Reinvestment Zone Number Two Board will meet in a Regular Meeting on January 22, 2026, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127.

The following items will be considered:

1. CALL TO ORDER

A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

A. Reports and Updates from the Mayor and Town Councilmembers Concerning Items of Community Interest (if necessary)

3. PUBLIC INPUT

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. CONSENT ITEMS

All the items on the Consent Agenda are considered to be routine, or self-explanatory, or have been previously discussed by the Town Council and will be enacted with one motion, one second, and one vote. Any Councilmember may request an item on the Consent Agenda to be taken up for Individual Consideration.

A. Consider approval of the Town Council Meeting Minutes for January 8, 2026

B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended purchase agreement/contract with Flock Group Inc., that

will renew and add additional license plate reader (LPR) services at an additional annual payment amount of \$60,000 per year and a not to exceed amount of \$120,000 for the remainder of the current contract

- C. Consider approval of a Resolution of the Town of Northlake, Texas declaring certain property as surplus and authorizing its sale
- D. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to execute Lease Agreements with Commercial Vehicle Leasing LLC, d/b/a D&M Leasing, for police vehicles in an amount not to exceed \$480,624
- E. Consider approval of a Resolution of the Town of Northlake, Texas, consenting to the creation of the Northlake Municipal Management District No. 3
- F. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the City of Justin, for a Regional Animal Control Feasibility Study, and sharing in the cost of said study, in an amount not to exceed \$4,000

5. **TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD MEETING**

The Town Council will recess the Regular Meeting, and convene for a meeting of the Tax Increment Reinvestment Zone Number Two Board to consider the following:

- A. Public Input - This item is available for citizens to address the Board on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.
- B. Consider approval of the Meeting Minutes for August 21, 2025 and October 9, 2025
- C. Consider approval of an amendment to the Final Project and Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Zone"); providing for approval of tax abatements in the zone; and recommending adoption of an ordinance by the Town Council to approve the same
- D. Consider approval of a Tax Abatement Agreement ("Agreement") by and between the Town of Northlake, a Texas home rule municipality located in Denton County, Texas (the "Town"); the Board of Directors of Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Board"), and MP 10X Development, LLC, a Texas limited liability company (the "Company")
SEE ALSO TOWN COUNCIL AGENDA POSTED ON DECEMBER 23, 2025

With no further items to consider, the Tax Increment Reinvestment Zone Number Two Board will adjourn the meeting, and the Regular Town Council Meeting will be reconvened.

6. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Final Project

and Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Zone"); providing for approval of tax abatements in the zone; providing a severability clause; and providing an effective date

- i. Public Hearing
- ii. Consider Approval

- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving a Tax Abatement Agreement ("Agreement") by and between the Town of Northlake, a Texas home rule municipality located in Denton County, Texas (the "Town"); the Board of Directors of Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas (the "Board"), and MP 10X Development, LLC, a Texas limited liability company (the "Company")

SEE ALSO TOWN COUNCIL AGENDA POSTED ON DECEMBER 23, 2025

- C. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a Chapter 380 Economic Development Agreement between the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, and MP 10X Development, LLC

7. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. Section 551.071 - Consultation with Attorney

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for Bob Smith Management Company LTD property consisting of 239.6-acre tract of land generally located east of Cleveland-Gibbs Road and north of Denton Creek in Town limits and in the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for RO Properties, LLC property consisting of 58.2-acre tract of land generally located west of Cleveland-Gibbs Road and north of Whyte Road in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for Bettye Neely property consisting of 97.9-acre tract of land generally located at the southwest corner of Farm-to-Market 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

- vi. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.

B. Section 551.087 - Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Potential economic development agreement for Project Rex Two within the Town of Northlake pursuant to the Town Incentives Policy.
- ii. Potential economic development agreement for Project Force within the Town of Northlake pursuant to the Town Incentives Policy.
- iii. Potential amendment to economic development agreement with Northlake Innkeepers for the construction of the Northlake conference center.

8. RECONVENE INTO OPEN SESSION

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

9. ADJOURN

With no further items to consider, the meeting will be adjourned.

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

BUDGET STATEMENT: (Applicable to any budget or tax-related items, pursuant to Section 551.043, Government Code) The following taxpayer impact statement must be on the Town Council meeting agenda at which the Town Council will discuss or adopt a budget for the Town of Northlake: For an average-valued homestead property (\$446,003.00), the Town's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$9,418,283, the Town's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$9,607,851, and the Town's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$8,588,246.

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on January 15, 2026, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolaina R. Parker
Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.