AGENDA

HALTOM CITY COUNCIL REGULAR MEETING
Council Chambers - City Hall, 4801 Haltom Road
Haltom City, Texas 76117
Work Session – 6:00 P.M. Regular Session – 7:00 P.M.
Monday, April 13, 2026

CALL TO ORDER (General Comments) 6:00 P.M.

EXECUTIVE SESSION

SECTION 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, fee schedule, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, drone regulations, New Trinity cemetery maintenance, consideration regarding Ord. No O-2007-004, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park

SECTION 551.072 – Deliberation about Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City.

SECTION 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect, Costco Wholesale Corporation.

ANNOUNCEMENTS/EVENTS – Displayed on a Scrolling Banner during executive session.

RECONVENE TO OPEN SESSION/WORKSESSION - 6:45 p.m.

1. ALLIANCE FOR CHILDREN - A Children's Advocacy Center
   Presentation by Julie Evans

REGULAR SESSION - CALL TO ORDER - 7:00 P.M.

INVOCATION & PLEDGE OF ALLEGIANCE - Deputy Mayor Pro Tem

VISITOR / CITIZENS FORUM

This time is for persons to address the Council on agenda items, except items scheduled for public hearings, which have separate comment periods. Speakers may also discuss matters not on the agenda. Please submit a Speaker’s Request Form to the City Secretary and follow the instructions listed. The Council cannot discuss, debate, or take formal action on non-agenda topics presented, as doing so would violate open meetings law requirements.

EMPLOYEE SERVICE AWARDS

2. 25 - YEARS OF SERVICE - Police Department
   - Carmen Gipson
   - Stacy Nichols

CONSENT AGENDA

3. MINUTES
   Consideration and possible action to approve the Minutes of the March 23, 2026, Regular Meetings and March 26, 2026, Special Meeting. (I. Rodriguez)

REGULAR AGENDA

4. RESOLUTION NO. 2026-006-01 - National Opioid Lawsuit Settlements
   Consideration and possible action for the approval of a resolution authorizing the city manager to execute settlement documents relating to the National Opioid Lawsuit Settlement. (R. Phelps)

5. RESOLUTION NO. 2026-007-01 Chapter 380 Economic Development
   Consideration and possible action to approve a resolution for a Chapter 380 Economic Development Incentive Agreement between the City of Haltom City and Costco Wholesale Corporation to support the development of a new retail Costco Business Center facility within the City and authorizing the City Manager to execute the agreement. (R. Briggs)

6. RESOLUTION NO. 2026-008-01 Federal Opportunity Zone 2.0 Program
   Consideration and possible action to approve and adopt a resolution supporting the nomination of Census Tracts 1102.06 and 1103.01 for designation under the Federal Opportunity Zone 2.0 Program. The State of Texas is currently accepting nominations of eligible census tracts for consideration, and designation of these tracts would enhance the City's ability to leverage federal tax dollars to attract private investment, support development & redevelopment, and promote long-term economic growth. (R. Briggs)

CITY STAFF REPORTS

7. PAVEMENT RESTRIPPING - G. Van Nieuwenhuize
   Public Works staff will discuss the manner/schedule in which Haltom City-maintained roadways are re-striped.

8. WAYFINDING & TRAIL MARKING MASTER PLAN for BUFFALO RIDGE PARK - C. Pruitt

FUTURE AGENDA ITEMS

Consideration and possible action to approve items to be placed on future agendas.

9. Action(s) taken.

BOARDS / COMMISSIONS / COMMITTEES

- RESIGNATIONS – Consider approval of resignations.
- APPOINTMENTS/REAPPOINTMENTS – Consider approval regarding appointments/reappointments.

10. APPOINTMENT
    Heather Arseneault to Place 7 of the Haltom City Library Board.

EXCUSED ABSENCE OF COUNCIL MEMBERS

Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a), attendance requirement of the Haltom City Charter.

11. Action(s) taken.

EXECUTIVE SESSION - Reconvene to Regular Session

Take any action deemed necessary as a result of the Executive Session

12. Action(s) taken.

ADJOURNMENT

CERTIFICATION

I, IMELDA RODRIGUEZ, CITY SECRETARY OF THE CITY OF HALTOM CITY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE OFFICIAL BULLETIN BOARDS IN CITY HALL ON THIS THE 7th DAY OF APRIL 2026, AT 6:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

IMELDA B. RODRIGUEZ, CITY SECRETARY

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE CITY HALL BULLETIN BOARD ON ________ DAY OF ____________________________, 2026.

Name:____ Title: ____

This facility is wheelchair accessible. Handicapped parking spaces are available. Request for sign interpretative services must be made 48 hours ahead of the meeting. To make arrangements call 817-222-7754.

Date Posted: April 7, 2026

ALLIANCE FOR CHILDREN

A Children's Advocacy Center

OUR MISSION

The mission of Alliance For Children is to protect Tarrant county children from child abuse through **teamed investigations**, **healing services**, and **community education.**

ALLIANCE FOR CHILDREN

TEAMED INVESTIGATIONS

<u>Multidisciplinary Team Response Required</u> :

Texas Family Code Sec.264.4061

WHY: MINIMIZE TRAUMA FOR VICTIMS AND FAMILIES AND BETTER OUTCOMES FOR JUSTICE AND CHILD SAFETY

ALLIANCE FOR CHILDREN

SPECIALIZE IN CASES INVOLVING:

- Severe Physical Abuse
- Child Fatalities
- Children who have witnessed a violent crime
- Sexual Abuse
- Child Sex and Labor Trafficking

ALLIANCE FOR CHILDREN

Arlington Investigative Center

Arlington Clinical Center

Northeast Center

Fort Worth Center

FORENSIC INTERVIEW

- Recorded interview - elicit child's unique information when concerns of possible **abuse** or child **witnessed** violence.
- FI conducted in supportive and **non-leading** manner by a trained professional.
- Interviews observed by representatives of agencies involved in investigation.

HEALING SERVICES

Family Advocate Program

Clinical Services Program

****All services are provided at no cost to the family****

ALLIANCE FOR CHILDREN

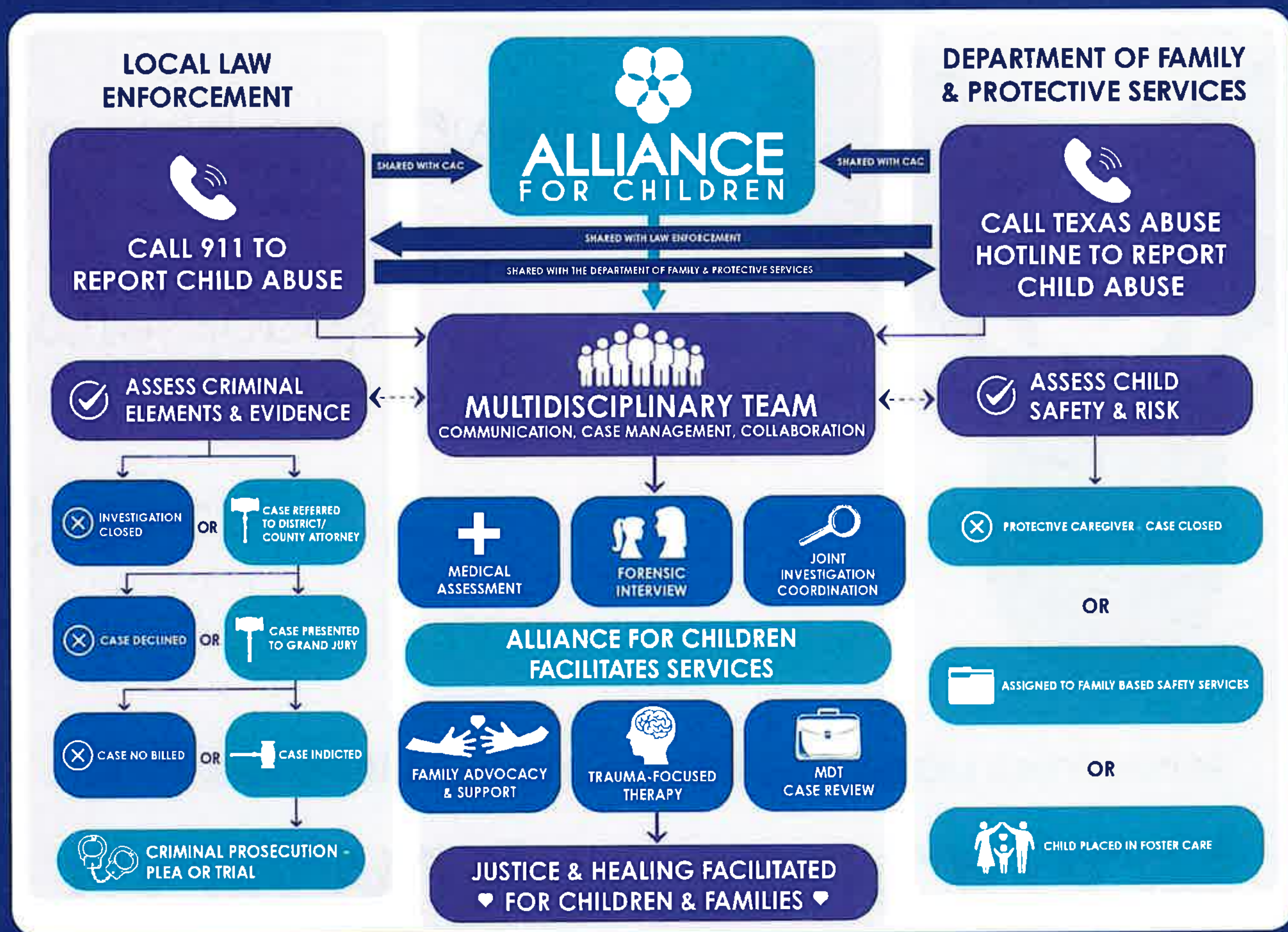
In 2025,

4,592 Children were confirmed victims of child abuse.

Alliance For Children served **2,291** clients as part of a child abuse investigation.

ALLIANCE FOR CHILDREN

A MULTIDISCIPLINARY TEAM AT WORK

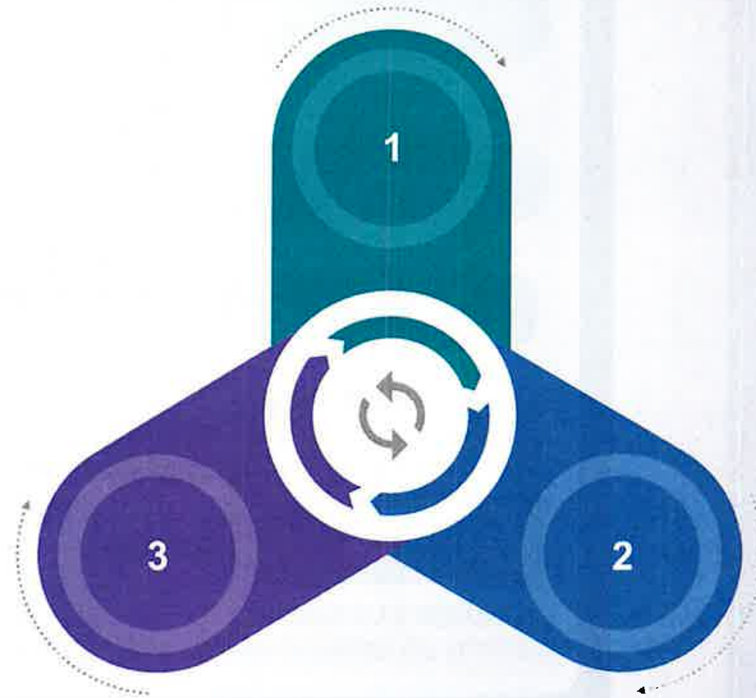


ALLIANCE FOR CHILDREN

COMMUNITY EDUCATION

EMPOWERING ADULTS AND CHILDREN TO PREVENT CHILD ABUSE

1. Children
2. Professionals
3. Parents/Caregivers



ALLIANCE FOR CHILDREN

THANK YOU!

ALLIANCE
FOR CHILDREN

Agenda No. 3.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, April 13, 2026, 6:00 PM**
Department:	**City Secretary**
Subject:	**MINUTES**

BACKGROUND

A regular City Council Meeting was held on March 23, 2026 and a special City Council Meeting was held on March 26, 2026..

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommend to approve Minutes attached.

Attachments

032326.pdf
032626.pdf

MINUTES
HALTOM CITY COUNCIL REGULAR MEETING
March 23, 2026

The City Council of the City of Haltom City, Texas, held a Regular Meeting on Monday, March 23, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 4801 Haltom Road, Haltom City, Texas 76117, with the following members present:

Mayor: An Truong
Mayor Pro Tem: Don Cooper
Deputy Mayor Pro Tem: Kyle Hantz

Council Members:
Place 1 – Lin Thompson
Place 3 – Ollie Anderson
Place 4 – Scott Lindgren
Place 5 – Troy Dunn
Place 6 – Dana Coffman
Absent: None

Staff Present
Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Alicia Kreh, City Attorney (CA); Imelda B. Rodriguez, City Secretary (CS); Diamond Kervin, Administrative Assistant (AA); Stormy Johnson, Finance Director (FD); Toni Beckett, Human Resources Director (HRD); Brian Jacobs, Fire Chief (FC); Cody Phillips, Police Chief (PC); Gregory S. Van Nieuwenhuize, Public Works Director (PWD); Autumn Permenter, City Engineer (CE); Glenna Batchelor, Planning Director (PD); Christopher R. Rozanc, Building Official (BO); Dave Klopfenstein, IT Director (ITD); Robert Briggs, Economic Development Director (EDD); Christi Pruitt, Parks and Recreation Director (PRD); Erica M. Gills, Library Director (LD); and Nicholas L. Ballard, Communications & Marketing Specialist (CMS).

CALL TO ORDER - Mayor Truong called the meeting to order at 6:00 p.m.

EXECUTIVE SESSION
The City Council reserved the right to adjourn into Executive Session at any time during the meeting pursuant to the following sections of the Texas Government Code:
SECTION 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, drone regulations, cemetery maintenance, consideration regarding Ord. No O-2007-004, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park

SECTION 551.072 – Deliberation about Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City.
SECTION 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect.

ANNOUNCEMENTS/EVENTS - Displayed on a scrolling banner during Executive Session.

RECONVENE TO OPEN SESSION / WORK SESSION
The City Council reconvened to the Work Session at 6:45p.m.

REGULAR SESSION
Mayor Truong called the Regular Session to order at 7:10 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE - Led by **Council Member Place 1, LIN THOMPSON**

VISITOR / CITIZENS FORUM

PROCLAMATION/RECOGNITIONS

1. PROCLAMATION
Recognizing Mr. Gregg Wideman.

Mayor Truong and Council Member Dunn presented a proclamation to Mr. Wideman.

EMPLOYEE SERVICE AWARDS

Fire Chief Brian Jacobs presented a 25-year service award to Mrs. Cookie Byran in recognition of her dedicated service to the City of Haltom.

CONSENT AGENDA

2. MINUTES
Consideration and possible action to approve the Minutes of the March 9, 2026, Regular Meetings. (I. Rodriguez)

3. ORDINANCE NO. O-2026-001-15 Z-010-25 Rezoning 5925 East Belknap Street (2ND Reading)
Consideration and possible action to approve the second reading of an ordinance for the application of the City of Haltom City for a zone change from “C-5” Commercial District to “C-3” Commercial District on the Allen Addition – Haltom City, Lot 1, Block 1, being approximately 2.0359 acres of land, locally known as 5925 East Belknap Street. (G. Batchelor)

4. ORDINANCE NO. O-2026-002-15 Z-010-25 Rezoning 5959 East Belknap Street (2ND Reading)
Consideration and possible action to approve the second reading of an ordinance for the application of the City of Haltom City for a zone change from “C-5” Commercial District to “C-3” Commercial District on the Brooks Addition, Lot 1, Block 1, being approximately 0.6899 acres of land, locally known as 5959 East Belknap Street. (G. Batchelor)

5. Annual Comprehensive Financial Report and Single Audit Report
Annual Comprehensive Financial Report and Single Audit Report. (S. Johnson)

Motion: Deputy Mayor Pro Tem Hantz moved to approve Consent Agenda Items 2, 3, 4 and 5, seconded by Council Member Lindgren.
Ayes: Cooper, Hantz, Thompson, Anderson, Lindgren, Dunn, Coffman
Nays: None
Motion Passed – Unanimously

REGULAR AGENDA

6. AD VALOREM TAX ABATEMENT POLICY UPDATE
Consideration and possible action regarding the approval for the update to the AD Valorem Tax Abatement Policy. (S. Johnson)

FD Johnson provided a briefing to the City Council regarding the policy update, and no questions were raised by Council Members.

Motion: Council Member Lindgren moved to approve item 6, seconded by Council Member Thompson.
Ayes: Cooper, Hantz, Thompson, Anderson, Lindgren, Dunn, Coffman
Nays: None
Motion Passed – Unanimously

FUTURE AGENDA ITEMS
Consideration and/or possible action to approve items to be placed on future agendas.

7. Action(s) Taken: None.

BOARDS / COMMISSIONS / COMMITTEES
Resignations and appointments/reappointments.

8. RESIGNATION
Consideration and possible action to accept the resignation of Mrs. Donna Peterson (Place 7) from the Library Board.

Mayor Pro Tem Cooper expressed appreciation to Mrs. Peterson for her service on the Library Board, as well as her contributions to other boards she previously served on.

Motion: Mayor Pro Tem Cooper moved to accept the resignation, seconded by Council Member Anderson.
Ayes: Cooper, Hantz, Thompson, Anderson, Lindgren, Dunn, Coffman
Nays: None
Motion Passed – Unanimously

EXCUSED ABSENCE OF COUNCIL MEMBERS
Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a), attendance requirement of the Haltom City Charter.

9. Action(s) Taken.

EXECUTIVE SESSION Council reconvened from Executive Session.
Take any action deemed necessary as a result of the Executive Session

10. Action(s) Taken: None.
11.

ADJOURNMENT

Mayor Truong adjourned the meeting at 7:27 p.m.

APPROVED BY:

____

Dr. An Truong
Mayor

RESPECTFULLY SUBMITTED BY:

____

Imelda B. Rodriguez
City Secretary

MINUTES
HALTOM CITY COUNCIL SPECIAL MEETING
March 26, 2026

The City Council of the City of Haltom City, Texas, held a Special Meeting on Thursday, March 26, 2026, at 5:30 p.m. in the Haltom City Senior Center, 3201 Friendly Lane Haltom City, Texas 76117, with the following members present:

Mayor: An Truong
Mayor Pro Tem: Don Cooper
Deputy Mayor Pro Tem: Kyle Hantz

Council Members:
Place 1 – Lin Thompson
Place 3 – Ollie Anderson
Place 4 – Scott Lindgren
Place 5 – Troy Dunn
Place 6 – Dana Coffman
Absent: None

Staff Present
Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Imelda B. Rodriguez, City Secretary (CS); Diamond Kervin, Administrative Assistant (AA); Stormy Johnson, Finance Director (FD); Selina McBeth, Asst. Finance/Customer Service Director (AFCSD) Elise Loftis, Asst. Finance Director/Controller (ADFC);Hikmat Qaddoura, Budget Manager (BM); Brian Jacobs, Fire Chief (FC); Cody Phillips, Police Chief (PC); Gregory S. Van Nieuwenhuize, Public Works Director (PWD); Autumn Permenter, City Engineer (CE); Glenna Batchelor, Planning Director (PD); Christopher R. Rozanc, Building Official (BO); Dave Klopfenstein, IT Director (ITD); Robert Briggs, Economic Development Director (EDD); Christi Pruitt, Parks and Recreation Director (PRD); Erica M. Gills, Library Director (LD); and Nicholas L. Ballard, Communications & Marketing Specialist (CMS).

CALL TO ORDER - Mayor Truong called the meeting to order at 5:30 p.m.

WORKSHOP SESSION

1. Presentation and Discussion: Review of the City Council's strategic goals for Fiscal year 2025-26 and determine the strategic goals and priorities for Fiscal Year 2026–2027.

City Manager Phelps delivered a comprehensive presentation, providing detailed insights and addressing key questions related to the Strategic Budget Goals for FY 2026. The presentation covered a wide range of topics, including:

- Budget Calendar
- The Importance of Strategic Goals
- **Goal 1:** Continue cultivating commercial and retail development to support a strong economic environment

- New Construction and Development
- **Goal 2:** Maintain competitive employee compensation to attract and retain a high-quality, diverse workforce
- Relationship-Driven Culture
- **Goal 3:** Promote and support community safety and security while delivering high-quality services
- **Goal 4:** Practice fiscal responsibility through the use of performance measures
- **Goal 5:** Build and maintain partnerships with nonprofit and private sectors to support revitalization efforts
- **Goal 6:** Address critical facility and infrastructure needs
- **Goal 7:** Implement innovative technology solutions to enhance security and organizational performance
- Potential changes to regulations in FY 2027–2028
- Budget implications

In closing, City Manager Phelps recapped the strategic goals. The City Council then engaged in discussion, and Administration will incorporate feedback and recommendations into the upcoming budget development process.

CITIZEN FORUM
Opportunity for citizens to ask questions, provide feedback, or express concerns regarding the proposed FY 2026–2027 Budgetary priorities.

Commander Chad Page of American Legion Post 655 addressed the Council regarding the cemetery associated with their organization.

ADJOURNMENT

Mayor Truong adjourned the meeting at 7:16 p.m.

APPROVED BY:

____
Dr. An Truong
Mayor

RESPECTFULLY SUBMITTED BY:

____
Imelda B. Rodriguez
City Secretary

Agenda No. 4.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, April 13, 2026, 6:00 PM**
Department:	**City Secretary**
Subject:	**RESOLUTION NO. 2026-006-01 - National Opioid Lawsuit Settlements**

BACKGROUND

The City has obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively "Defendants") have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses.

Multiple lawsuits have been filed throughout the nation against these Defendants in order to recoup costs incurred by governmental entities in connection with these actions.

The City Council finds that there is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about the City. The City Council understands that the purpose of the Six Remnant Defendants Settlement is to resolve claims relating to the opioid epidemic and to provide funds to eligible political subdivisions for opioid abatement. The City Council further understands that any settlement funds received by the City must be used for the Core Strategies and Approved Uses set forth in the Remnant Defendants Settlement Agreement.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the resolution attached.

Attachments

R2026-006-01.pdf

RESOLUTION NO. R2026-006-01

A RESOLUTION OF THE CITY OF HALTOM CITY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE SETTLEMENT DOCUMENTS RELATING TO NATIONAL OPIOID LAWSUIT SETTLEMENTS AND TO TRANSMIT THOSE DOCUMENTS AND TAKE OTHER APPROPRIATE ACTIONS AS NECESSARY TO EFFECTUATE THE SETTLEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City ("City") is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively "Defendants") have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, the actions, conduct, and misconduct of these Defendants have resulted in significant financial cost to the City; and

WHEREAS, multiple lawsuits have been filed throughout the nation against these Defendants in order to recoup costs incurred by governmental entities in connection with these actions; and

WHEREAS, a new national opioid settlement has been reached with six regional distributor/dispenser defendants, specifically Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, the "Six Remnant Defendants"); and

WHEREAS, the proposed settlement with the Six Remnant Defendants is intended to resolve litigation and potential litigation relating to the opioid epidemic and, if effectuated, will result in the Six Remnant Defendants paying a combined $97,625,000.00 in cash for purposes of abating the opioid epidemic; and

WHEREAS, to participate in the Six Remnant Defendants Settlement, each eligible entity must affirmatively opt in by executing and returning the Combined Subdivision Participation and Release Form on or before Monday, May 4, 2026; and

WHEREAS, the City Council finds that participation in the Six Remnant Defendants Settlement and other settlements in national opioid lawsuits is in the best interest of the City and will assist the City in offsetting opioid-related costs and supporting opioid abatement uses as authorized by the settlement terms.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

The City Council finds that there is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about the City. The City Council understands that the purpose of the Six Remnant Defendants Settlement is to resolve claims relating to the opioid epidemic and to provide funds to eligible political subdivisions for opioid abatement. The City Council further understands that any settlement funds received by the City must be used for the Core Strategies and Approved Uses set forth in the Remnant Defendants Settlement Agreement.

SECTION 2.

The City Council hereby authorizes the City Manager to execute on the City's behalf the Combined Subdivision Participation and Release Form related to the Six Remnant Defendants Settlement.

SECTION 3.

Upon execution of the Combined Subdivision Participation and Release Form, the City Manager is authorized to send the executed form, along with this Resolution and any other documents necessary for participation in the settlement, as required for the City's participation in the Six Remnant Defendants Settlement.

SECTION 4.

The City Council hereby further authorizes the City Manager to execute on the City's behalf future settlements related to national opioid litigation as deemed advisable in order to offset costs incurred by the City in connection with the abatement of opioid-related harms and to take other appropriate actions deemed necessary to effectuate such settlements.

SECTION 5.

This Resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED on this 13th day of April, 2026.

APPROVED:

____

Dr. An Truong, Mayor

ATTEST:

____
Imelda Rodriguez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

____
City Attorney

Agenda No. 5.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, April 13, 2026, 6:00 PM**
Department:	**Administration**
Subject:	**RESOLUTION NO. 2026-007-01 Chapter 380 Economic Development**

PURPOSE

The purpose of this item is to request City Council approval of a Chapter 380 Economic Development Incentive Agreement with Costco Wholesale Corporation to facilitate the development of a new retail warehouse facility that will expand retail options, generate significant sales tax revenue, and enhance economic activity within the City of Haltom City.

BACKGROUND

Costco Wholesale Corporation has proposed the development of a new retail warehouse facility within the City of Haltom City. The proposed project represents a substantial private investment and is expected to serve as a regional retail destination that will attract visitors, increase local spending, and strengthen the City's retail base.

To support this project, the City has negotiated a Chapter 380 Economic Development Incentive Agreement designed to encourage the development and successful operation of the facility. The agreement establishes performance-based incentives tied to measurable outcomes such as capital investment, operational benchmarks, and the generation of new jobs.

The proposed development aligns with the City's Strategic Goal of, "Continuing to cultivate the commercial and retail development plan for a successful economic development environment" by:

- Attracting a high-quality national retailer
- Expanding the City's retail and commercial tax base
- Increasing sales tax revenue and economic activity
- Enhancing regional competitiveness and consumer access to goods and services
- Supporting long-term economic growth and community vitality

The incentives in the agreement are intended to ensure that public investment is tied to economic performance and that the City receives a positive return on investment.

KEY TERMS

The proposed Chapter 380 Economic Development Incentive Agreement establishes performance-based requirements to support the development and operation of a new retail warehouse facility within the City of Haltom City. The Agreement includes the following key provisions:

    - Development of a new Costco retail warehouse facility within Haltom City consisting of a building area of at least 100,000 square feet

- Minimum private capital investment of not less than $25 million in land acquisition, building construction, and site improvements
- Requirement to obtain a Certificate of Occupancy (CO) in accordance with all applicable building codes, laws, and ordinances prior to receiving incentives
- Agreement term of five (5) years
- Performance-based job creation requirements, including:
  - Minimum of 90 full-time equivalent (FTE) positions within Years 1–2
  - Minimum of 105 FTE positions within Years 3–4
  - Minimum of 120 FTE positions by Year 5
- Defined compliance and reporting requirements to ensure accountability and verification of performance measures
- Claw-back and termination provisions to protect the City's financial interests, including repayment of incentive funds as follows:
  - 100% repayment if performance terms are not met
  - 80% repayment if operations cease within Year 2
  - 60% repayment if operations cease within Year 3
  - 40% repayment if operations cease within Year 4
  - 20% repayment if operations cease within Year 5

These provisions are structured to ensure that public investment is directly tied to measurable economic performance and that the City maintains appropriate safeguards to protect taxpayer resources.

FISCAL IMPACT

The proposed Chapter 380 Economic Development Incentive Agreement is structured as a performance-based incentive program. Any incentive payments will be contingent upon the Company meeting defined operational and performance requirements.

The project is anticipated to generate substantial new sales tax revenue and economic activity within the City. The expected fiscal benefits are projected to exceed the value of the incentive over the term of the agreement, resulting in a positive return on investment for the City.

Funding for the incentive payments will be derived from new revenues generated by the project in accordance with the terms of the agreement.

POLICY & LEGAL CONSIDERATIONS

This project supports the City's economic development priorities and strategic goals, including:

- Attracting high-quality retail and commercial investment
- Expanding the local tax base
- Supporting business recruitment and retention
- Enhancing quality-of-life amenities for residents
- Strengthening the City's long-term fiscal sustainability

This project also aligns with the City's broader economic development strategy to attract destination retailers that serve regional demand and reduce retail leakage.

The Chapter 380 Economic Development Incentive Agreement has been reviewed by the City Attorney and is consistent with the authority provided under Chapter 380 of the Texas Local Government Code.

RECOMMENDATION

Staff recommends approval of the Chapter 380 Economic Development Incentive Agreement between the City of Haltom City and Costco Wholesale Corporation and authorization for the City Manager to execute the agreement.

Attachments

R2026-007-01.pdf

RESOLUTION NO. 2026-007-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF HALTOM CITY AND COSTCO WHOLESALE CORPORATION; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City, Texas (the "City"), is authorized under Chapter 380 of the Texas Local Government Code to establish and provide economic development programs to promote state and local economic development and to stimulate business and commercial activity within the City; and

WHEREAS, Costco Wholesale Corporation (the "Company") has proposed the development and operation of a new retail warehouse facility within the City of Haltom City, which is anticipated to generate significant private investment, create employment opportunities, and increase sales tax revenue and economic activity within the community; and

WHEREAS, the City Council finds that entering into a Chapter 380 Economic Development Incentive Agreement with the Company will promote economic development and stimulate business and commercial activity within the City; and

WHEREAS, the City Council further finds that the terms of the Agreement are in the best interest of the City and its citizens and will provide measurable economic and fiscal benefits to the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS:

SECTION 1.

The City Council hereby approves the Chapter 380 Economic Development Incentive Agreement between the City of Haltom City and Costco Wholesale Corporation, attached hereto as Exhibit A and incorporated herein for all purposes.

SECTION 2.

The City Manager is hereby authorized to execute the Agreement on behalf of the City and to take all necessary actions to implement the terms of the Agreement.

SECTION 3.

This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Haltom City, Texas on this 13th day of April 2026.

____
Dr. An Truong, Mayor

ATTEST:

____
Imelda Rodriguez, TRMC City Secretary

APPROVED AS TO FORM AND LEGALITY:

____

City Attorney

Agenda No. 6.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, April 13, 2026, 6:00 PM**
Department:	**Administration**
Subject:	**RESOLUTION NO. 2026-008-01 Federal Opportunity Zone 2.0 Program**

PURPOSE

The purpose of this item is to request City Council consideration and adoption of a resolution supporting the nomination of Census Tracts 1102.06 and 1103.01 for designation under the Federal Opportunity Zone 2.0 Program.

BACKGROUND

The Opportunity Zone 2.0 Program is a federal initiative designed to encourage long-term private investment in economically distressed communities through tax incentives. The program establishes new Opportunity Zone designations effective January 1, 2027, following the expiration of current designations at the end of 2026.

The State of Texas, through the Texas Economic Development & Tourism Office, is currently accepting nominations of eligible census tracts from local economic development organizations and counties. The State will evaluate nominations based on statutory eligibility, project viability, local support, and geographic balance before submitting final tract designations to the U.S. Department of Treasury.

The nomination deadline for local communities is June 26, 2026.

DISCUSSION

The City of Haltom City has identified two census tracts that meet eligibility requirements and demonstrate strong potential for redevelopment and investment.

<u>Census Tract 1102.06</u>

Census Tract 1102.06 is located on the north side of Haltom City and encompasses a substantial amount of undeveloped land that is drawing interest for new development. Due to its development potential, available land area, and strategic location within the city, this tract represents an important opportunity to support future housing, mixed-use, commercial, and employment-generating projects.

The tract is well positioned to accommodate new private investment and serve as a catalyst for long-term growth on the north side of the community. Opportunity Zone designation would strengthen the City’s ability to attract capital to sites that can support new development and expand the local tax base.

<u>Census Tract 1103.01</u>

Census Tract 1103.01 is located on the south side of Haltom City within a largely developed industrial and commercial area characterized by aging infrastructure and redevelopment opportunity sites. This tract is a strong candidate for reinvestment due to its existing built environment, established business activity, and potential to support modernization of older industrial and commercial properties.

The tract presents an opportunity to attract private capital for redevelopment, infrastructure reinvestment, business expansion, and job creation in an area where revitalization could produce meaningful economic benefit. Opportunity Zone designation would help position the City to facilitate reinvestment in legacy properties and strengthen a key area of the community's economic base.

FISCAL IMPACT

There is no direct fiscal impact associated with adoption of this resolution.

Opportunity Zone designation does not require the City to provide funding or incentives. However, designation may create opportunities for the City and private partners to pursue future federal and state funding programs and investment initiatives that could support infrastructure improvements, redevelopment, and economic development activities. Access to such funding opportunities has the potential to reduce the City's financial burden for future projects.

Adoption of this resolution does not obligate the City to apply for funding, provide financial assistance, or approve development projects.

POLICY & LEGAL CONSIDERATIONS

Adoption of the resolution demonstrates local support for the nomination of eligible census tracts under the Federal Opportunity Zone 2.0 Program.

The resolution does not obligate the City to provide financial incentives, approve development projects, or commit public funds.

RECOMMENDATION

Staff recommends adoption of the resolution supporting the nomination of Census Tracts

1102.06 and **1103.01** for designation under the Federal Opportunity Zone 2.0 Program.

Attachments

R2026-008-01.pdf

RESOLUTION NO. 2026-08-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, SUPPORTING THE NOMINATION OF CENSUS TRACTS 1102.06 AND 1103.01 FOR DESIGNATION UNDER THE FEDERAL OPPORTUNITY ZONE 2.0 PROGRAM; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Opportunity Zone 2.0 Program is a federal initiative designed to encourage long-term private investment in economically distressed communities through tax incentives; and

WHEREAS, the State of Texas has requested local economic development organizations to nominate eligible census tracts for consideration under the Opportunity Zone 2.0 designation process; and

WHEREAS, Census Tracts 1102.06 and 1103.01 within the City of Haltom City meet eligibility requirements and demonstrate strong potential for redevelopment and economic growth; and

WHEREAS, designation of these tracts as Opportunity Zones would support housing development, business investment, job creation, and revitalization of aging commercial and industrial properties; and

WHEREAS, the City of Haltom City is committed to supporting economic development and facilitating private investment within these areas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS:

SECTION 1

The City Council hereby supports the nomination of Census Tracts **1102.06** and **1103.01** for designation under the Federal Opportunity Zone 2.0 Program.

SECTION 2

The City Manager, or designee, is authorized to submit nomination materials and supporting documentation on behalf of the City.

SECTION 3

This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Haltom City, Texas on this 13th day of April 2026.

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Dr. An Truong, Mayor

ATTEST:

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Imelda Rodriguez, TRMC City Secretary

APPROVED AS TO FORM AND LEGALITY:

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City Attorney