

**MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
June 11, 2019**

STATE OF TEXAS §
COUNTIES OF §
PARKER AND TARRANT §
CITY OF AZLE §

The Azle Municipal Development District of the City of Azle, Texas convened in Regular Session at 6:30 P.M. in the Council Chambers of City Hall, 613 Southeast Parkway, Azle, Texas, on the 11th day of June 2019 with the following members present:

Council Member Bill Jones	Vice President – Place 1
Jack Stevens	Secretary – Place 5
Council Member David McClure	Director – Place 2
Jeremy Moen	Director – Place 3
Ray Ivey	Director – Place 4
Justin Berg	Director – Place 7
Tom Muir	Executive Director/City Manager

Constituting a quorum

Staff Present were:
Karen Dickson
Susie Hiles

Economic Development Director
Scribe

REGULAR SESSION
CALL TO ORDER

6:30 p.m.

Vice President Jones called the meeting to order at 6:30 pm

ACTION ITEMS

1. **Consider approving the minutes of the April 9, 2019 MDD regular meeting.**
Director Berg moved to approve the minutes as presented, with second by Director Ivey. The motion passed unanimously

PRESENTATIONS

2. **Update on the Good Neighbors Program**
Executive Director Tom Muir gave an overview of how the City participates in funding the Good Neighbors Program through a 380 agreement. The City contributes \$25,000 towards administrative costs and \$35,000 towards home improvement reimbursement costs, of which the MDD funds a portion of those homes rehabbed in the Tarrant County portion of the City. Jason Malewiski, Director of Servolution/Good Neighbors, explained how the program works, how homes are chosen for inclusion in the program, and provided a breakdown of the \$25,000 administrative costs and reimbursement costs for home improvements.
3. **Director's Report.**
Economic Development Director Karen Dickson gave an update to the board members;
 - **Façade Applications that have been approved by the Development Review Committee (DRC) and will be presented to Azle City Council for approval:**
 - Herring Bank, Main Street - Power wash exterior, install landscaping, install retaining walls, and clean, reseal & stripe parking lot

- Edwards Jones, Main Street – move an existing sign from the front to the side of the building and install a new sign in the front. DRC will recommend to council approving an amount about \$600 less than requested by Edward Jones because the signage estimate included the City's permit costs
- **Façade Application presented to DRC for review:**
 - Parkway Center, shopping center near Escondido neighborhood – repair the large sign and retrofit the light boxes underneath with LED lights. DRC spoke to them about other improvements so they are going to rework their request and resubmit.
- **Projects:**
 - Project Happy* – business is still looking for a location in the city
 - Project Contour* - There has been no progress on this project. Two property owners are still negotiating
 - Other:**
 - SportsTherapy, Burger King and QT are all moving forward with their building projects.
 - Met with property owner interested in developing a multi-tenant building (which includes a restaurant) on the property at the base of the bridge embankment at Wells Burnett Road. This will need to be rezoned.
 - Mark Dean's BBQ has gone out of business.
- **Sewer Line Extension to IMS & Allsup's (Parker County)**
Allsup's is moving forward with this project. The City can participate in cost sharing at 65% using the Impact Fee Fund. They have been talking to TxDOT about traffic impact analysis and highway access.

DISCUSSION

4. Discuss FY2019-20 budget.

Executive Director Tom Muir presented the Board with the proposed budget. EDD Dickson gave an overview of the budget noting changes from the FY2018-2019 budget:

- Increases in Professional Services to include consulting services; additional sponsorship opportunities in Special Events; and the addition of Site Location Partnership, CoStar and TxEDC in Memberships.
- Decreases in office supplies, printing, postage, and a reduction in Economic Development grants.

Board discussed pros and cons of billboard advertising as a marketing tool. Staff expressed their preference of a more direct approach to advertising i.e., face-to-face meetings, sponsorships, event attendance. Decision was to bring this item back at a future meeting to discuss further.

Mr. Muir advised he would present a draft budget at the July meeting for the Board to review/approve. Due to scheduling conflicts, Board decided to move the July meeting to July 23.

ADJOURNMENT

Vice president Jones adjourned the meeting at 7:42 pm.

Presented and approved this 23rd day of July, 2019

APPROVED


Bill Jones, Vice President

ATTEST


Jack Stevens, Secretary