



**FARMERS
BRANCH**

**MINUTES
CITIZEN BOND SUBCOMMITTEE
ECONOMIC DEVELOPMENT-COMMERCIAL
COMMUNITY RECREATION CENTER
2ND FLOOR CONFERENCE ROOM
14050 HEARTSIDE
FARMERS BRANCH, TEXAS 75234
May 5, 2016
7:00 p.m.**

Members Present: Marcus Miller, Casey Winters, Michael Driskill, Joan O'Shea, Vincent Montenegro, Casey Hougren, Tamara Cleghorn, Colin Eddy

Staff Present: Andy Gillies

1. CALL TO ORDER

Chairperson Marcus Miller called the meeting to order at 7:01 p.m.

2. APPROVAL OF THE MINUTES

Motion made by Michael Driskill to approve the minutes from the April 21, 2016 sub-committee meeting. Motion seconded by Joan O'Shea. *Motion approved unanimously.*

3. REVIEW AND DISCUSS POTENTIAL BOND PROJECTS UNDER CONSIDERATION

Chairperson Miller invited each member of the sub-committee the opportunity to make open statements regarding subject matter and direction of work by the group. The common concern for all was that the list we have to cover is too big in scale and scope and we need to focus on the most projects that have the most impact for every citizen of Farmers Branch.

Mr. Gillies provided an updated matrix reflecting proposed costs for improvements beginning with the Station Area totaling \$14,500,000. The proposed cost for Multi-family Redevelopment areas is \$47,196,000. The Valwood Area Redevelopment proposed investment would be \$13,231,200 and the Four Corners outlay would be \$13,653,580. After extensive discussion, the subcommittee deferred Multi-family Redevelopment for later consideration of a second tier proposal.

Mr. Gillies provided and reviewed the 2008 overview of the Four Corners Area at Josey and Valley View. He stated that there 471,000 square feet of retail space available but the city economy can only support 160,000 square feet of retail in that area. Mr. Gillies reported there is a 3-acre site along Josey earmarked for a new medical complex for Baylor, Scott and White and restaurants. Plans are

underway for a possible zero lot line private housing development at Valley View and Veronica and the owner of Texaco is planning new facade improvements with permit to sell beer and wine. It was noted the strip center in front of Walmart (southeast corner) is updated and full. Mr. Gillies said the owner of the Walgreen's strip center (northeast corner) may be open to discussion of improvements and development proposals from the city as well as the owner of the southwest corner retail strip with Westlake Hardware, Marshalls and the former Chase Bank location where a senior housing development is being considered by developers. Mr. Gillies reported the city had already researched the cost of purchasing and replacing duplexes on Golfing Green at \$2.4 million. Extensive discussion included \$2.5 million in proposed amendments and landscaping improvements to provide incentive for developers to work with city plans. The northwest corner of Josey and Valley View has the most vacant space and least improvements to date. The subcommittee discussed ideas to recruit developers to the area.

SCHEDULE OF FUTURE MEETINGS

The next scheduled meeting for the subcommittee is Thursday, May 19, 2016 at 7 p.m. in the 2nd floor conference room of the Community Recreation Center. Topics of discussion will be small business incubators and warehouse adaptive reuse opportunities.

4. ADJOURNMENT

Motion to adjourn was made by Colin Eddy. Motion seconded by Michael Driskill. *Motion approved unanimously.*

The meeting adjourned at 8:58 p.m.



Chair

Attest:


Secretary