



**MEETING MINUTES
Citizen Bond Committee**

**Meeting of the Economic Development
Residential Sub-Committee**

JUNE 23, 2016

12:00 p.m. – 1:30 p.m.

2nd Floor Economic Development Conference Room
Farmers Branch City Hall
13000 William Dodson Parkway
Farmers Branch, Texas 75234

1. Call To Order

- a. The meeting was called to order at 12:03 PM.

The following members of the Farmers branch Citizen Bond Committee
Economic Development – Residential Sub-Committee were present:

Nic Rady, David Merritt, Martina De Los Santos, Artie Palmer, Margaret Stidham

Absent: Linda Argo Bertl, Becky DeGrasse

City administration present:

Andrew Gillies, AICP, Director of Community Services for the City of Farmers
Branch

2. Approval of the minutes from June 9, 2016

- a. Motion to approve the minutes by David Merritt
- b. Second by Margaret Stidham
- c. Motion passes

3. Approval of the minutes from May 19, 2016

- a. Motion to approve the minutes by Nic Rady
- b. Second by Margaret Stidham

c. Motion passes

3. Discuss Attendance

Committee members to confirm attendance with Stephanie ensuring quorum for conducting the sub-committee meetings and move forward.

4. Discuss Senior Housing

What are we looking for? Independent living or community housing?

Not many desirable sites:

Possible options:

- Framers Branch Park: convert the park into a senior community, good size of the lot, proximity to the Senior Center is a plus. The park can be relocated North (missed the name of the park..).
- An empty site by the Hospital: limited size, may combine three options for senior living
- The site of the Chase Building at the Four Corners

A developer (Henry Miller) interested in developing 100 to 150 units (80 is not enough) or 29 side-by-side units, but the land is too expensive.

What is the need for senior living housing? Is the available housing reached its capacity? Is it a need more for independent living? Can the "House swap program" help with relocation and re-building independent living senior community with improved easier access and infrastructure?

The sub-committee members agreed to continue looking for answers to these questions and collect additional ideas and opinions from the community at the Listening meetings on July 19th.

5. Discuss House to Condo/Townhome Swap

A possibility to acquire existing single family property by swapping with newly developed zero-lot condos or townhomes.

A bond may be used to jump start the process through master planning, studies, property consolidation for re-development

Pros, the program will make possible:

- Acquiring and re-developing old, deteriorated properties
- Existing size single family residential lot allows positioning of 3 zero-lot townhomes. (Examples from the Old Downtown at the City of Coppell Development).
- Homeowners can stay in Farmers Branch
- The City could develop masterplan for modern neighborhoods and infrastructure
- Getting developers interested and excited of the possibility to develop modern residential communities without physical purchase of land
- Provides the owner of the swapped property with a new, higher value property
- Increases land value, property values and tax revenue for the City
- Attracts new residents
- Creates new communities

Cons of the program:

MDS

- How will ~~be~~ an existing mortgage on the property being swapped be treated?
- Higher value property will trigger higher taxes to the property owners

The sub-committee members to continue discussion at their next meeting.

6. Discuss Neighborhood Renaissance Program.

- Nic Rady opened a discussion on a possible Street Light Program. He referred to a similar ongoing program of the City of Addison through a bond. The cost for Addison is on average \$10,000 per light.

Street lighting is owned and maintained by Oncor, but as far as it works Oncor will not invest to renovate it. It is up to every city upgrading street lighting with modern, environmentally friendly, energy efficient (LED) and more economical lighting.

Andy Guiles can assist by providing the number of street lights along the main street arteries for the cost allocation purpose.

- Entry signage to the neighborhoods

The City has been broken down into 20 neighborhoods. Identifying those through entry signs and signature features will have a positive effect on distinguishing every neighborhood within the City. There were opinions that the neighborhoods may finance these individually.

7. Discuss Demo/Rebuild Program

The sub-committee continued the discussion from the previous meeting. It was stated again that the \$5,000 demo incentive to property owners, willing to re-build their homes, was coming from an account designated for commercial facades' improvements and has been exhausted. An average house demolition cost is between \$8,000 to 10,000.

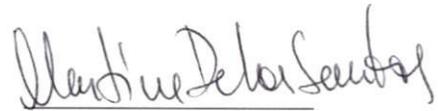
The sub-committee members were in agreement that a future bond can set up a designated Demo/Rebuild Fund and even allow to increasing the City Demo/Rebuild incentive to \$10,000.

8. The next sub-committee meeting is scheduled for June 30th.

9. Adjournment at 2:00 pm

A handwritten signature in blue ink, appearing to be 'Nic Rady', written over a horizontal line.

Nic Rady

A handwritten signature in blue ink, appearing to be 'Martina De Los Santos', written over a horizontal line.

Martina De Los Santos