



**MEETING MINUTES
Citizen Bond Committee**

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

JUNE 30, 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 12:20 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,

Absent: Linda Argo Bertl, Becky DeGrasse; Margaret Stidham

City administration present:

Allison Cook, Economic Development Manager

2. Approval of the minutes from June 23, 2016

- a. Motion to approve the minutes with the correction noted on Page 3 by
David Merritt
- b. Second by Artie Palmer
- c. Motion passes

3. Discuss residents' outreach IDEAS response

The residents' outreach IDEAS inbox:

- Reverse trash bags

- Moratorium on a bond
- More restaurants and shopping areas (several residents have requested it)
- Sound wall on the west side of city to block noise from highway
- Code enforcement
- Add new modern markers and amenities
- Below ground wiring
- City and neighborhoods entry ways

4. Discuss finalizing major project ideas and benchmarks

The sub-committee has narrowed down the analysis to four major ideas:

A. Neighborhood Renaissance to include:

- Funding for Demo/Rebuild Program

A future bond can secure continuation of the program, by providing designated funding. Currently, the program was funded from an account, designated for commercial facades' improvements, already exhausted.

The number of homeowners who had taken advantage of this program annually is 20. The sub-committee members estimated that to be able to fund the program for the next 7 years, by increasing the demo/rebuild incentive to \$10,000 per property, the Demo/Rebuild Fund will require \$1,400,000.

With approximately 10,000 homes in Farmers Branch, this Demo/Rebuild Fund, by stimulating re-building of 100 homes over the next 7 years, will help replace 1% of Farmers Branch residential inventory.

- Neighborhood Revitalization Fund – this will be a fund, designated for the purchase of distressed properties.

Allison Cook stated that a Revitalization Program can be successful only when the City concentrates and prioritizes in a particular neighborhood to make a real difference. She stated that the revitalization works very well at Branch Crossing, where the City of Farmers Branch had chosen to prioritize. The program started in 2009, and so far had been able to buy out approximately 50 distressed properties.

David Merritt suggested that if this approach had worked in Branch Crossing,

a future focus can be on a different neighborhood.

The sub-committee members estimated that in order to keep up with the current pace of neighborhood revitalization and be able to buy 50 more distressed during the next 7 years at average cost of \$150,000 per property the Neighborhood Revitalization Fund will require \$7,500,000.

The income from the sale of the properties to new developers will secure the longevity of the fund or will allow increasing the amount of purchased distressed properties within the same period.

- Neighborhood Branding, including major street lighting

Nic Rady explained that neighborhood branding means decorating street-name signs at entryways to neighborhoods with neighborhood-name toppers. Allison Cook showed the sub-committee members a sample of neighborhood-name topper.

Martina De Los Santos noted that city entry signs are being discussed in the Art and Culture sub-committee.

David Merritt inquired about the process the City needs to go through for street lighting replacement.

Nic Rady explained that the City has to select a light fixtures' design and a contractor. The City (contractor) will be responsible for exposing the conduit (preparation and excavation and new bases, which represents 2/3 of the light fixtures replacement cost). Oncor will pull the new conduits and install the new light fixtures. The light fixtures have to be approved by Oncor, if possible LED (the light fixtures represent 1/3 of the light fixtures replacement cost).

Nic Rady stated that, based the information he obtained from the city of Addison, they used high performance bulbs and not LED, as Oncor did not have any on their approved list at that time.

Nic Rady stated that most citizens prefer tall light fixtures. David Merritt noted that tall light fixtures allow spreading of light into the backyards, which is undesirable.

Artie Palmer noted that the sub-committee still needs the number of street lights along the main street arteries from Andy Guiles for the cost allocation

purpose. The sub-committee may come up with up to three options of light fixture models for the same purpose.

Martina De Los Santos inquired on availability of Oncor's records on life expectancy, current assessment/condition/status of the street light fixtures in farmers Branch, Oncor's light fixture replacement policy/practice .

Martina De Los Santos inquired about the reason house swap program was excluded from further discussion. Nic Rady responded that the reason was difficulty finding an argumentation for bond usage.

5. Discuss listening meeting talking points

The sub-committee members agreed the major talking point for the listening meetings will be Neighborhood Renaissance, including Demo/Rebuild Program, Neighborhood Revitalization Fund and Neighborhood Branding.

6. Miscellaneous

Martina De Los Santos informed the committee members that she will not be available during the month of July and the first week of August due to family travel plans.

7. Schedule next meeting

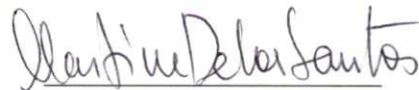
Next meeting to be scheduled for July 14, 2016

8. Adjournment

- Motion to adjourn Artie Palmer
- Second by David Merritt
- Motion passes
- Adjourn at 2:30 pm



Nic Rady



Martina De Los Santos