

MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
JUNE 14, 2016

STATE OF TEXAS §
COUNTY OF 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 14th day of June 2016 with the following members present:

Ray Ivey	President – Place 4
Kevin Ingle	Vice President – Place 6
Joe McCormick	Secretary – Place 3
Councilman Paul Crabtree	Director – Place 1
Councilman David McClure	Director – Place 2
Jack Stevens	Director – Place 5
Justin Berg	Director – Place 7
Tom Muir	Executive Director / City Manager

Constituting a quorum. Staff present was:

Karen Dickson	Economic Development Director – via telephone
Norma Zenk	City Secretary – Scribe

The following items were considered in accordance with the official agenda posted on the 10th day of June 2016.

REGULAR SESSION:

CALL TO ORDER

6:30 p.m.

President Ray Ivey called the session to order at 6:33 p.m.

Statement of Appointed Officer and Oath of Office were administered to returning board members Ray Ivey, David McClure, and Kevin Ingle.

ACTION ITEMS

1. Consider any action on appointment of officers to the Azle Municipal Development District

Board Member Stevens moved to nominate and appoint the following MDD Officers:

President – Ray Ivey
Vice President – Kevin Ingle
Secretary – Joe McCormick

Board Member Berg seconded the motion and the vote was unanimous.

2. Consider approving the Minutes of the May 10, 2016 Azle MDD joint meeting with the Azle Area Chamber of Commerce Economic Development Council

Board Member Stevens moved to approve the May 10, 2016 Minutes of the MDD Joint Meeting with the Azle Area Chamber of Commerce Economic Development Council. Board Member Ingle seconded the motion and the vote was unanimous.

PRESENTATION

3. Monthly Report from Economic Development Director Karen Dickson

President Ivey recognized EDD Dickson who gave an update on economic development activities in and around the city noting:

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- she is continuing to work on the development of the economic development website with Eisenberg, the website designer.
- is scheduled to meet with a photographer on June 24 to photograph the city and its unique sites
- the areal map of the City is at the printers and will soon have them on hand
- the Hotel Feasibility Study will be presented to the Board at the July 12 MDD meeting
- the Façade Grant is up and running and an application has been given to two interested businesses
- an apartment complex is planned to start development on the vacant land across from Azle High School and will have 224 units. EDD Dickson gave a brief description of the design and quality of housing that will soon be available.
- a Senior housing development, consisting of both independent and assisted living, has been approved for location south of SH199. The developer has requested a tax abatement and staff is diligently working through this process and will present to Council for their consideration.

In response to Board Members' questions, Ms. Dickson stated the façade policy and guidelines would be uploaded onto the city's website soon.

DISCUSSION ITEMS

4. Review of Economic Development Action Plan

President Ivey recognized City Manager Muir who stated the Economic Development Action Plan (EDAP) was a result of the joint meeting the MDD had with the Azle Area Chamber of Commerce Economic Development Council on May 10, 2016. Mr. Muir introduced EDD Dickson who gave an in-depth review of the EDAP she and Tom Long, San Antonio Economic Development Foundation, had researched and developed for MDD review and consideration; noting this was not a strategic plan, but a true action plan for the city and the MDD to utilize. She stated this Action Plan would serve as a roadmap for Azle, guiding the application of public resources to stimulate private section investment in the community to attract young families. Ms. Dickson reviewed the various statistics listed in the EDAP noting the number of building permits were up and would continue to climb due to the home building at the Golden Pond residential neighborhood and reiterated this action plan would help attract young families.

The Board Members and Ms. Dickson reviewed the following suggested vision statement, mission statement, and goals for the MDD & the city's Economic Development Department:

- the Vision Statement "*Connecting Business and Community Toward a More Prosperous Future*"
- the Mission Statement: "*The Azle department of Economic Development works to influence business location decisions by providing information and resources designed to assist in the analysis of establishing, expanding or relocating a facility in Azle*"
- the Overarching Goal: "*Working collaboratively with the community, the Economic Development Department will serve to pro-actively attract, retain, and expand commercial business and industry in Azle to expand and diversify the City's tax base and provide jobs for its citizens*"

Ms. Dickson reviewed the Action Plan's priorities and objectives with the objectives being broken down into a series of five years - years 1-5, years 6-10, and years 10 and beyond. She stated the first five years would focus on business retention and expansion; real estate / site development; and business attraction. She reviewed the strategies needed to make this and future plans and programs work as well as laid out a timeline.

The Board and staff continued discussing the proposed Action Plan and the time line being suggested. It was stated many people in Azle like Azle because it's small - not a large city; however, change is coming and Azle will be left behind if it doesn't begin to plan for its future. The Board commented the reason Azle has not moved forward is due to the high prices people are asking for their property. They gave accolades to EDD Dickson for all her hard work, noting this was a great action plan.

5. Discussion regarding the FY2016/2017 Budget

President Ivey recognized City Manager Muir who stated staff was working on the fiscal year budget and wanted to get input from the Board on what they would like included. Mr. Muir noted the action plan Ms. Dickson was proposing contained items that were included in next year's budget and needed to get support from the MDD. He presented a

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brief PowerPoint presentation highlighting activities and accomplishments that had taken place throughout the city in the last year or so. . . . such as: property values and sales tax were up; TXDOT announced full funding of the SH199 project scheduled to begin late 2016; online utility bill pay; RAIDS Online; Nixle service was launched; various streets were reconstructed, Cross Timbers Golf Course is having a record year in golf play and its outstanding debt has been paid off ahead of schedule; and reviewed the recent survey conducted by the Parks & Recreation Board.

Mr. Muir reviewed the list of priorities prepared at the May 14, 2016 Council and staff work session: splash pad / spray ground; Servolution; new city hall / police station; radio read water meters; ambulance replacement; street projects including Lakeside Dr, Jarvis Ln, and Nations Dr; business retention program; five year plan for Main Street; economic development website; mobile app to provide additional communication with citizens; the EDAP and the hotel feasibility study was also provided in the city's budget.

The Board and staff discussed budget items and expressed interest in the MDD funding a portion of the Action Plan and Servolution considering the benefits to the community. Mr. Muir stated the Façade Grant would help clean up the city and this would increase property values which in turn will benefit the tax base for the city. He stated staff projected the MDD would have a healthy fund balance at the end of the year. The Board agreed the MDD could afford two to five percent of its funds to help fund the city's programs. Mr. Muir stated staff would present the proposed MDD budget at the July meeting and hold a public hearing before presenting it to Council for final approval. He stated staff would present the hotel feasibility report at this meeting as well.

6. Discussion regarding Azle Municipal Development District plans/procedures/policies.

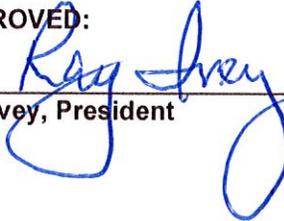
No items were discussed.

ADJOURNMENT

President Ivey adjourned the meeting at 8:32 p.m.

PRESENTED AND APPROVED this the 12th day of July, 2016.

APPROVED:



Ray Ivey, President

ATTEST:



Joe McCormick, Secretary