

**AZLE MUNICIPAL DEVELOPMENT DISTRICT
REGULAR MEETING**

**CITY COUNCIL CHAMBERS
613 S.E. PARKWAY
AZLE, TEXAS 76020**

TUESDAY, June 11, 2019

AGENDA

**Vice President Bill Jones
Secretary Jack Stevens**

**Director Jeremy Moen
Director Justin Berg
Director Ray Ivey
Director David McClure**

**REGULAR SESSION
CALL TO ORDER**

6:30 p.m.

ACTION ITEM

1. Consider approving the minutes of the April 9, 2019 MDD regular meeting.
Jack Stevens, Secretary

PRESENTATIONS

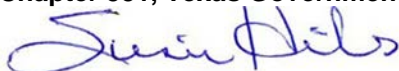
2. Update on the Good Neighbors Program.
Jason Malewiski, Executive Director, Servolution Network
3. Director's Report.
Karen Dickson, Economic Development Director

DISCUSSION

4. Discuss Proposed FY2019-20 budget.
Tom Muir, Executive Director

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on June 7, 2019 at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



Susie Hiles, Assistant to the City Manager

Date Agenda Removed from Posting

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete MDD Agenda packet with background information is available for review at the City Secretary's Office and on our website www.cityofazle.org.

Municipal Development District Communication

Item # 1

Submitted By: Susie Hiles, Assistant to the City Manager	Date: June 7, 2019
Subject: Azle MDD Board Minutes.	

Action Requested: Consider approving the Minutes of the April 9, 2019 Azle MDD regular meeting

Purpose (Outline – Who, What, Where, Why & How). Procedural.
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Checklist of Attachments			
<input type="checkbox"/> Contract	<input type="checkbox"/> Agreement	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
<input type="checkbox"/> Policy	<input type="checkbox"/> Applications	<input type="checkbox"/> Legal Opinion	<input type="checkbox"/> Minute Order
<input type="checkbox"/> Letter/ Memo From	<input type="checkbox"/> P&Z Minutes	<input checked="" type="checkbox"/> Board Minutes	<input type="checkbox"/> Other Minutes
<input type="checkbox"/> Applicant	<input type="checkbox"/> Checklist	<input type="checkbox"/> Federal Law	<input type="checkbox"/> Plans / Drawings
<input type="checkbox"/> Staff	<input type="checkbox"/> State Law	<input type="checkbox"/> Bid Tabulations	<input type="checkbox"/> Maps
<input type="checkbox"/> Other	<input type="checkbox"/> Attachments	<input type="checkbox"/> Notices	<input type="checkbox"/> Charter

**MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
April 9, 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 9th day of April 2019 with the following members present:

Council Member Bill Jones	Vice President – Place 1
Council Member McClure	Director – Place 2
Ray Ivey	Director – Place 4
Jack Stevens	Director – Place 5
Justin Berg	Director – Place 7

Constituting a quorum

Staff Present was:	
Karen Dickson	Economic Development Director
Yael Forgey	City Secretary

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 any action on appointing a president for the MDD Board.

The Board would like to hold off on appointing anyone until there is a full board.

2. Consider approving the minutes of the January 8, 2019 MDD regular meeting.

Director Berg moved to approve the minutes as presented, with second by Director McClure. The motion passed unanimously

3. Consider amending the MDD Bylaws.

Executive Director Muir explained that Staff has been reviewing the City's Boards and Commissions to bring them up-to-date and Staff recommends changing the MDD's appointment date from June 1 to November 1 to be aligned with all the other City boards (excluding CCPD).

Director McClure moved to approve the change in the MDD bylaws with second by Director Ivey. The motion passed unanimously

PRESENTATION

4. Director's Report.

Economic Development Director Karen Dickson gave an update to the board members;

• ***Façade Applications:***

Herring Bank - \$3280

- Power washing exterior
- Install landscaping in galvanized tanks on west side of parking lot
- Installation of new landscape retaining walls on north side

- Clean, reseal & stripe parking lot
- **Projects:**
 - Project Pump**
 - Manufacturing company is interested in moving here from Northern California
 - 20k or 40k SF buy or lease
 - Light industrial
 - 40+ employees at an average wage of \$21/hr.
 - Submitted 700 W Main property
 - Project Indigofera** (*species of flowering plants belonging to the pea family*)
 - Pharmaceutical manufacturing company
 - Existing building
 - 20,000 to 30,000 SF buy or lease
 - The company will employ 100 employees
 - Average wage for the 100 jobs is \$80k - \$100k
 - Submitted 700 W Main property
 - Project Contour**
 - To be discussed in Executive Session
- **Sewer Line Extension to IMS & Allsup's (Parker County)**

IMS has stated the cost is too much for them right now, but Allsup's is very interested in continuing talks about this.
- **Other:**
 - Texas Film Commission's Film Friendly City photo shoot done. Still working on policy.
 - Potential multi-tenant building going in across from J&H (Exxon Station) @ Wells Burnett
 - Talking with JLL Real Estate to assist in marketing property between Pinnacle Bank and old Kmart building. Have informed JLL that MDD would consider assisting with the drainage issue costs.

DISCUSSION

5. Discuss FY2019-20 budget.

Board discussed what they would like to see in next year's budget. Will finalize discussion at next meeting.

EXECUTIVE SESSION

Vice president Bill Jones recessed to Executive Session at 7:10 pm

The Municipal Development District will convene into executive session pursuant to the Texas Government Code as authorized by:

SECTION 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

The Board will convene into executive session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Vice President Jones reconvened to open session at 7:35 pm.
No action was taken.

ADJOURNMENT

Vice president Jones adjourned the meeting at 7:40 pm.

Presented and approved this 11th day of June, 2019

APPROVED

**_____
Bill Jones, Vice President**

ATTEST

Susie Hiles, Scribe.

Municipal Development District Communication

Item # 2

Submitted By: Tom Muir, Executive Director	Date: June 7, 2019
Subject: Good Neighbors Program	

Action Requested: Presentation

Purpose (Outline – Who, What, Where, Why & How)
<p>In 2016, the City Council authorized the City's participation in the Good Neighbor's Program, which is administered by the Servolution Network. The Program is a joint effort between the City, Servolution, various businesses, non-profit organizations and churches to help struggling homeowners make necessary home repairs.</p> <p>The City's participation is part of the City's overall economic development efforts. The terms of the agreement provides for the City to pay an annual administrative fee of \$25,000 plus funds to reimburse Servolution up to 40% of the approved renovations, which is capped at \$35,000. The MDD funds a portion of these amounts.</p> <p>Servolution Network will present an update on the Program.</p>

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<input type="checkbox"/> Other	<input type="checkbox"/> Attachments	<input type="checkbox"/> Notices	<input type="checkbox"/> Charter

Municipal Development District Communication

Item # 3

Submitted By: Karen Dickson – Economic Dev Director	Date: June 7, 2019
Subject: Director's Report	

Action Requested: Present Economic Development Director's Report

Purpose (Outline – Who, What, Where, Why & How).

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Municipal Development District Communication

Item # 4

Submitted By: Tom Muir, Executive Director	Date: June 7, 2019
Subject: FY 2019-20 Budget	

Action Requested: Discuss FY 2019-20 budget.

Purpose (Outline – Who, What, Where, Why & How)
Staff has started planning for the FY 2019-20 budget and seeks any direction the Board may provide.

Checklist of Attachments			
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