

**AZLE MUNICIPAL DEVELOPMENT DISTRICT  
REGULAR MEETING**

**CITY COUNCIL CHAMBERS  
505 W. MAIN STREET  
AZLE, TEXAS 76020**

**TUESDAY, January 14, 2020**

**AGENDA**

**President Jeremy Moen  
Vice President David McClure  
Secretary Bill Jones**

**Director Jack Stevens  
Director Ray Ivey  
Director Jessica Brace  
Director Justin Berg**

**REGULAR SESSION  
CALL TO ORDER**

**6:30 p.m.**

**ACTION ITEMS**

1. Consider approving the minutes of the November 12, 2019 MDD regular meeting.  
**Bill Jones, Secretary**

**PRESENTATION**

2. Director's Report.  
**Karen Dickson, Economic Development Director**

**EXECUTIVE SESSION**

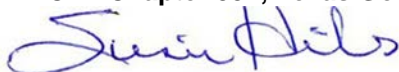
The Board will convene into executive session pursuant to the Texas Government Code as authorized by:

**SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT  
NEGOTIATIONS**

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.

**ADJOURNMENT**

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on January 10, 2020 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**

*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](http://www.cityofazle.org).*

# Municipal Development District Communication

Item # 1

<b>Submitted By:</b> Susie Hiles, Assistant to the City Manager	<b>Date:</b> January 10, 2020
<b>Subject:</b> Azle MDD Board Minutes.	

<b>Action Requested:</b> Consider approving the Minutes of the November 12, 2019 Azle MDD regular meeting
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<b>Purpose (Outline – Who, What, Where, Why &amp; How).</b> Procedural.
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<b>Checklist of Attachments</b>				
<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"/> <b>Other</b>	<input type="checkbox"/> Attachments	<input type="checkbox"/> Notices	<input type="checkbox"/> Charter	

**MINUTES  
REGULAR MEETING  
AZLE MUNICIPAL DEVELOPMENT DISTRICT  
November 12, 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, 505 W. Main Street, Azle, Texas, on the 12th day of November 2019 with the following members present:

Council Member Bill Jones	Vice President – Place 1
Jack Stevens	Secretary – Place 5
Council Member David McClure	Director – Place 2
Jeremy Moen	Director – Place 3
Tom Muir	Executive Director/City Manager

Constituting a quorum. Director Ray Ivey, Director Jessica Brace and Director Justin Berg were excused from tonight's meeting.

**Staff Present were:**

Renita Bishop  
Karen Dickson  
Susie Hiles

Finance Director  
Economic Development Director  
Scribe

**REGULAR SESSION**  
**CALL TO ORDER**

6:30 p.m.

Executive Director Tom Muir called the meeting to order at 6:32 pm

**ACTION ITEMS**

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

Executive Director Tom Muir presented this item stating the MDD Bylaws state the Board of Directors shall choose from its members a president, vice president, and secretary for a one year term beginning November 1 of each year.

Executive Director Muir called for nominations from the floor.

Director Bill Jones nominated Jeremy Moen as president. No other nominations were forthcoming. The vote was unanimous to approve.

Director Bill Jones nominated David McClure and Director Jeremy Moen nominated Bill Jones as vice president. No other nominations were forthcoming. The vote was unanimous to appoint David McClure

Director David McClure nominated Bill Jones as secretary. No other nominations were forthcoming. The vote was unanimous to approve.

New MDD officers for 2020 will be Jeremy Moen as president, David McClure as vice president and Bill Jones as secretary.

**2. Consider approving the minutes of the July 23, 2019 Azle MDD regular meeting.**

Secretary Bill Jones moved to approve the Minutes as discussed, with second by Vice President David McClure. The motion was unanimously approved

3. **Consider any action on Resolution M2019-01 confirming the Municipal Development District Board has reviewed and approved the City's Investment Policy.**

Finance Director Renita Bishop presented this item to the Board stating the Public Funds Investment Act requires the governing body of an investing entity to adopt by rule, order, ordinance, or resolution, a written investment policy regarding the investment of its funds and funds under its control. The law also requires the policy be reviewed and adopted by the governing body each year. The Board last approved the City's Investment Policy on October 9, 2018. There are only a few grammatical changes to the policy. The City Council approved this policy on September 3, 2019.

Vice President David McClure moved to approve Resolution M2019-01 adopting the Azle MDD's investment policy. Secretary Bill Jones seconded the motion. The motion was unanimously approved.

## PRESENTATIONS

4. **Director's Report.**

Economic Development Director Karen Dickson gave a year-in-review.

- **Façade Applications awarded this past year:**

- Grants that were awarded since last meeting - Herring Bank for \$3,280, Edwards Jones for \$2,925, and Parkway Center for \$15,000
- Six (6) grants totaling \$29,681 have been awarded for 2019 – four (4) in Tarrant County and two (2) in Parker County. Nine (9) grants totaling \$49,000 have been awarded since the program began in 2017 – six (6) in Tarrant County and three (3) in Parker County. The MDD funds the Tarrant County grants, the City funds Parker County.

- **Prospect Activity – Four site proposals submitted this past year:**

- Quality assurance company facility for warehouse and office space - 100 jobs; healthcare center headquarters - 10 – 12 jobs with prospects for 100; pharmaceutical manufacturing company – 100 jobs; and a manufacturing company of 40 jobs. There has been no movement on these projects.

- **Projects:**

**Project Contour** - There has been no progress on this project. Two property owners are still negotiating

**Other projects:**

- SportsTherapy is about six months out in completing construction
  - Burger King is open
  - QT is moving forward with their building project.
  - Owner has broken ground on multi-tenant building on the property at the base of the bridge embankment at Wells Burnett Road.
  - Flames BBQ will move into the old Mark Dean's BBQ location.
  - Goodwill has a contract on the old Aaron's Rents site
  - Starbucks is looking for alternative sites
- **Building Permits for 2019, through October, total 142 for residential - a 294% increase over 2018. Commercial permits total three (3) – 70% decrease over 2018.**
  - **Sewer Line Extension to IMS & Allsup's (Parker County) is still moving forward.**
  - **Other:**
    - Attended a Texas Downtown Association conference and got some good ideas. As part of the Association, we can have a Main Street assessment done. Would like this to be a project for next year.

## ADJOURNMENT

President Moen adjourned the meeting at 7:20 pm.

**DRAFT**

**Presented and approved this 14th day of January 2020**

**APPROVED**

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**Board President**

**ATTEST**

\_\_\_\_\_  
**Board Secretary**

# Municipal Development District Communication

Item # 2

<b>Submitted By:</b> Karen Dickson – Economic Dev Director	<b>Date:</b> January 10, 2020
<b>Subject:</b> Director's Report	

<b>Action Requested:</b> Present Economic Development Director's Report
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<b>Purpose (Outline – Who, What, Where, Why &amp; How).</b>
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<b>Checklist of Attachments</b>			
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