

**MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
MARCH 10, 2015**

AMENDED

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 10th day of March 2015 with the following members present:

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|---------------------------------|--|
| President Ray Ivey | President – Place 4 |
| 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 |
| Craig Lemin | Executive Director/City Manager |

Constituting a quorum. Vice President Kevin Ingle was excused from tonight’s meeting. Staff present was:

- | | |
|----------------------|--|
| Caitlin Glenn | Economic Development Director |
| Susie Hiles | Assistant to City Manager- Scribe |

The following items were considered in accordance with the official agenda posted on the 6th day of March 2015.

REGULAR SESSION: 6:30 p.m.
CALL TO ORDER

President Ray Ivey called the session to order at 6:30 p.m.

PRESENTATION

1. Monthly Report from Economic Development Director Caitlin Glenn

EDD Glenn reported:

- attended P3 Conference. P3 (public-private partnerships) provide a way for developing public projects through innovative financing partnerships with the private sector. It is widely utilized in UK and Canada, but is still being refined for use in the US. Made good contacts – developers, designers, architects.
- Learned about EB-5 program. It’s a way for foreigners to get their green card by investing a minimum of \$500,000 in a new commercial enterprise in the U.S. that creates at least 10 jobs. Has been utilized mostly in hospitality, hotels, health care, nursing homes - industries that are very labor intensive. Financial institutions put together regional centers that assist overseas investors with this program. Wants to investigate further as a way to finance projects.
- Texas PACE Program – new state program designed to entice property owners to upgrade their buildings with energy efficient technology. 20 yr financing for remodeling of buildings with energy efficient systems, windows, roofs, etc and financing can be rolled over every time the building is sold. Administered by counties. Tarrant/Parker have not yet joined PACE.
- Have been contacted by a developer wanting to put in a 6,000 sq ft medical office building
- Working with Azle Chamber on the Main Street Arts Festival slated for June
- Another developer has contacted us about taking over a planned development on FM 730S, within our ETJ, and finishing it out.
- Applied, on behalf of the City, and have been accepted to be designated Community Economic Developers through the Governor’s Office of Economic Development and Tourism. This means we will begin getting leads on companies looking to expand or build new facilities. Important now that we get a separate economic development website. Will be attending a seminar in June.

ACTION ITEMS

- 2. Consider approving the Minutes of the February 10, 2015 Azle MDD regular meeting.**

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Director Justin Berg moved to approve the Minutes as presented and discussed. Director Paul Crabtree seconded the motion. The motion was unanimously approved.

DISCUSSION ITEMS

3. Discussion regarding Main Street revitalization

President Ivey introduced the Agenda Item stating he wanted to point out to the Board the Ft. Worth Star Telegram article regarding Ft. Worth's South Main Street makeover mentioned street improvements as a key factor in bringing development to that area. He wanted to present this as an example the MDD can offer incentives other than monetary ones to entice development in Azle.

4. Discussion regarding RFP/project fit

President Ivey introduced the Agenda Item. EDD Glenn provided details to the Board on a large fitness company looking to open 9 – 12 new locations around the country. Looking at new markets that have 75,000 people with median household income of \$75,000 – within our reach. Company is taking bids from interested parties with info needed to them by March 18 (would extend us some time since short notice). Caitlin working on a response – will probably just be an opportunity for us to get practice in the process of submitting bids.

5. Discussion regarding economic development incentives

EDD Glenn presented and Board discussed façade improvement grants including a comparison of other city's façade grants/match. Board discussed various ways of implementation.

Presented and discussed other incentives and comparison of other city's incentives:

- sales tax rebates
- public infrastructure
- site development/demolition/redevelopment assistance

EDD Glenn will provide more recommendations at the April meeting.

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

President Ivey would like to continue the discussion on the state statute at the April meeting. He was absent at the January discussion and has some input on the subject.

ADJOURNMENT

President Ivey adjourned the meeting at 7:49 p.m.

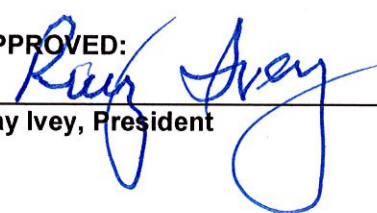
PRESENTED AND APPROVED this the 14th day of April, 2015.

ATTEST:



Joe McCormick, Secretary

APPROVED:



Ray Ivey, President