

**MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
March 14, 2017**

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 March 2017 with the following members present:

Kevin Ingle	Vice President - Place 6
Councilman Paul Crabtree	Director – Place 1
Jack Stevens	Director - Place 5
Justin Berg	Director – Place 7
Tom Muir	Executive Director/City Manager

Constituting a quorum. President Ray Ivey, Secretary Joe McCormick and Councilman David McClure were excused from tonight's meeting. Staff present was:

Karen Dickson	Economic Development Director
Susie Hiles	Assistant to City Manager- Scribe

The following items were considered in accordance with the official agenda posted on the 10th day of March 2017.

REGULAR SESSION:
CALL TO ORDER

6:30 p.m.

Vice President Kevin Ingle called the session to order at 6:42 p.m.

PRESENTATION

1. Monthly Report on Economic Development

EDD Dickson presented a report to the Board on current/future building development in Azle totaling 1,301 housing units – 421 multi-family units and 880 single-family units.

New construction or soon to be constructed. Total \$90 million Capital investment:

- Reata West Apartments (across Azle High School) – 224 units
- Legacy Oaks Assisted Living project (Civitas) – 197 units
- Azle ISD new elementary schools – Walnut Creek Elementary and Azle Elementary
- Azle City Hall/Police Dept

Residential developments under construction – 199 lots:

- Falcon Ridge, Benchmark Homes developer – 35 lots.
- Ashwood Park Phase II, DR Horton developer – 69 lots
- Kimbrough, VLMC Developer – 29 lots
- Forest Glen, Benchmark developer – 35 lots (on Walnut Creek Dr)
- Eagle Lake Garden Village, Bellaire North developer – 31 lots

Developments under consideration:

- New development at the northern city limits - east of Jackson Trl – 180 lots
- Oak Harbor – 12 – 15 lots
- 92 Acres on Lakeview & Ash across from new Azle Elementary – 350 lots
- Bristol Farms Phase II – 52 lots
- S. Stewart across from Golden Pond Addition – 150 lots

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Planned expansion of existing businesses:

- Russell Feed & Supply – 5,000 sq ft expansion
- Integrated Machinery Solutions (IMS) – 6,000 sq ft expansion
- VWMB – 2,000 sq ft expansion

ACTION ITEMS

2. Consider approving the Minutes of the February 14, 2017 Azle MDD regular meeting.

Director Jack Stevens moved to approve the Minutes as discussed, with second by Director Justin Berg. The motion was unanimously approved.

3. Consider approving revisions to the Façade and Signage Improvement Program policy.

Economic Development Director Karen Dickson presented the Board with a draft of the policy showing the proposed revisions as suggested by the Board at the February 14, 2017 MDD meeting. Staff added an additional revision under signage, proposing to include existing signage as an eligible improvement and increasing the reimbursement cap from \$1,500 to \$5,000. The Board approved all revisions. Staff advised the revised policy will be presented to City Council at the March 21, 2017 meeting for their review/approval.

Director Jack Stevens moved to approve the revised Façade and Signage Improvement Program policy, with second by Director Justin Berg. The motion was unanimously approved.

DISCUSSION ITEMS

4. Discussion regarding Azle Municipal Development District plans/procedures/policies as well as funding opportunity options.

Economic Development Director Dickson presented the Board with suggested funding opportunity options to enhance interest in economic development in Azle.

- Buy the old skating rink property, scrape it, sell to a retail developer. Estimated cost: \$1 million
- Set aside funds in the annual MDD budget as an incentive to buyer to make property across from Walmart (5.89 acres) more developable. Estimated cost: \$500,000 (not including property purchase)
- Improve Avondale corner and demolish houses.
Estimated cost: Estimated cost: \$318,000
- Set aside a percentage of the MDD annual budget income towards "quality of place" purposes. Quality of Purpose defined as physical characteristics of a community...that affect the quality of life of people living and working in it and those visiting it both now and in the future. Example of project could be funding sidewalks.

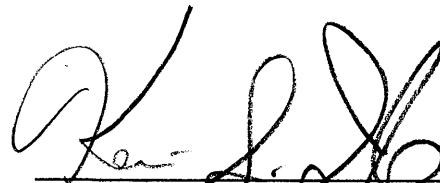
These are all ideas for consideration. Will bring back at a future meeting for discussion on how/if to proceed with implementing any of these ideas.

ADJOURNMENT

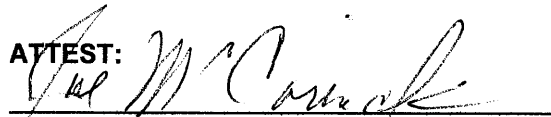
Vice President Kevin Ingle adjourned the meeting at 7:39 p.m.

PRESENTED AND APPROVED this the 09th day of May, 2017.

APPROVED:


Kevin Ingle, Vice President

ATTEST:


Joe McCormick, Secretary