Minutes of the
Downtown Development District 1 Board Meeting
Held January 9, 2024

The meeting was called to order on January 9, 2024 at 2:02 pm.

The meeting was properly posted, and notice was given.

All members were present: Muriel Stephens, Michael Armstrong, Larry Fields, Colby Kramer, Jack Little, Brendan Weatherman, Cathy Partridge, Eric Garretty, and Grant Ingram.

No one spoke during the open public forum.

A motion was made by Grant Ingram, seconded by Jack Little, to establish February 6, 2024, at 2:00 pm for the next meeting of the Board. Motion carried.

A review of property values within the Downtown Development District was had, centering around the potential of establishing a Tax Incremental Reinvestment Zone (aka TIRZ) within the boundaries of DDD1. If and/or when a TIRZ is established, the property's value would become baseline. This was not an action item but a discussion only.

Extensive discussion was had regarding the establishment of a TIRZ for DDD1. It was agreed that the income would be very small for a number of years; that currently, the City Council would authorize the expense for any established projects; that the redirection of increase tax revenue would impact the City's income; the implications of the creation of a TIRZ Board; and numerous other pros and cons of establishing a TIRZ. Further discussions were tabled for the next meeting.

Discussion then turned to establishing a priority list of projects for the DDD1. Michael Armstrong produced four (4) projects: Downtown Beautification and Maintenance Project, Downtown Directory Guides Project, Downtown Wayfinding Sign Project, and Downtown Lighting Enhancements Projects, each of which included a project description and scope of work. These project sheets will be distributed to the Board following the meeting (and are attached to the February 2024 agenda).

To projects, Oncor Electric was contacted by the city manager regarding the Downtown Square lamppost lights. Oncor was scheduled to evaluate and repair/replace lights. It was discussed that the lampposts need repainting and repair in addition to the light replacements.

A brief discussion was had regarding potential funding/grant opportunities.

The next agenda item was a discussion of potential pedestrian-friendly elements within DDD1 including head-in parking along Oak Street (which was approved by the City Council and

creating additional parking along Oak Street) , and the closure of Third Street from Elm to Oak as a pedestrian park, which is a long-term vision and potential project.

Future agenda items would include: a review of ordinances from other DDD1 municipalities, gathering further information on TIRZ, request of the DDD1 Board to advocate to Planning & Zoning the types of businesses needed/desired within the DDD1 boundary; recommending to City Council the implementation/approval of multi-use properties (commercial and residential); and creation of a social media/web presence for DDD1.

Having no more agenda items to discuss and act upon, Grant Ingram moved to adjourn, motion seconded by Colby Kramer, with received unanimous approval.

The meeting was adjourned at 3:25 pm.

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Cathy Partridge