



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

November 17, 2022

6:30 PM

Community Room

REGULAR SESSION

CALL TO ORDER

President Jack Stevens called the meeting to order at 6:30 PM .

Members Present:

Jack Stevens	President - Place 5
Bill Jones	Vice President - Place 3
Council Member Brian Conner	Secretary
Council Member Stacy Peek	Director - Place 4
Jack Reynolds	Director - Place 6
Tom Muir	Executive Director/City Manager

Members Absent:

Council Member Randa Goode	Director - Place 1
Council Member Amy Estes	Director - Place 2

Staff Present:

David Hawkins	Director of Planning & Development
Susie Hiles	Scribe

ACTION ITEMS

1. Consider any action on appointing officers to the Azle MDD Board of Directors.

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.

Director Bill Jones moved to appoint Jack Stevens as president, himself as vice president, and Brian Conner as secretary to the Azle MDD Board of Directors for a term of one year. Director Jack Reynolds seconded the motion.

Yes: (5) Jack Stevens, Bill Jones, Brian Conner, Stacy Peek, Jack Reynolds
Absent: (2) Amy Estes, Randa Goode
Motion passes.

2. Consider approving the Minutes of the September 8, 2022 Azle MDD regular meeting

Director Bill Jones moved to approve the minutes of the September 8, 2022 Azle MDD regular meeting

as presented. Director Stacy Peek seconded the motion.

Yes: (5) Jack Stevens, Bill Jones, Brian Conner, Stacy Peek, Jack Reynolds

Absent: (2) Amy Estes, Randa Goode

Motion passes.

3. Consider any action on Resolution No. M2022-01 confirming the MDD Board of Directors 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 a written investment policy and requires the policy be reviewed and adopted by the governing body each year. The Board last approved the City's Investment Policy on October 12, 2012.

Staff reviewed the policy with the City's investment advisor, Valley View Consulting, L.L.C., and the recommended changes are to update the Investment Committee members to reflect the title change of the Controller to Assistant Finance Director and add the Assistant Finance Director as an investment officer. City Council approved this policy on September 20, 2022.

Director Bill Jones moved to approve Resolution No. M2022-01 confirming the MDD Board of Directors reviewed and approved the MDD's Investment Policy with the suggested changes as presented. Director Jack Reynolds seconded the motion.

Yes: (5) Jack Stevens, Bill Jones, Brian Conner, Stacy Peek, Jack Reynolds

Absent: (2) Amy Estes, Randa Goode

Motion passes.

4. Consider any action approving amendments to the Chapter 380 and Economic Development Performance Agreement with Gary Shelton and Azle Management Partners, LP.

Executive Director Tom Muir presented this item stating the 380 Agreement was set to expire October 31, 2022 and the special Overlay District would also expire, which controls land use and design standards for this development.

Mr Muir advised there has been significant improvement to the site, but the project remains unfinished, mainly due to drainage issues and the screening wall needing to be reengineered and installed. Staff spoke with the owners who felt they could finish the project within the next two (2) months. Staff again approached Council with a recommendation to consider authorizing a contract amendment extending the agreement three (3) months (January 31, 2023), which Council approved on October 18, 2022. The amended agreement now needs to come before the MDD Board to ratify the Council's decision.

Director Bill Jones moved to approve ratifying Council's decision amending the agreement to include an extension of three (3) months (January 31, 2023). Director Stacy Peek seconded the motion.

Yes: (5) Jack Stevens, Bill Jones, Brian Conner, Stacy Peek, Jack Reynolds

Absent: (2) Amy Estes, Randa Goode

Motion passes.

PRESENTATIONS

5. Presentation of the Quarterly Investment Report for month ended September 30, 2022.

Finance Director Renita Bishop, presented the Quarterly Investment Report ending 09-30-2022, noting the book value of this quarter's investment at \$3.3 million. The average quarterly yield was 1.79% with quarterly interest earnings of \$11,932.

6. Economic Development Report

Director of Planning & Development David Hawkins presented an update on current/future projects in the city.

- Discount Tire – 300 blk NW Parkway – final CO issued in October.
- Main Street Tacos – final CO issued in October.
- Wingstop, 913 Boyd Rd – final CO issued in November.
- Azle Roofing Supply LLC – 1641 SE Parkway (formerly used car lot. Property rezoned last year.) CO issued in October.
- Bronson Heritage Chiropractic – 1653 SE Parkway (formerly antique store) CO issued in October.
- Hornets Plaza – 8,500 multi-tenant retail bldg. Azle City Council authorized a 380 Agreement in October. The project is under construction. Building permit issued soon.
- Katie's Car Wash, 1330 NW Parkway (by Russell Feed) – Building permit issued in October.
- Texas Health Harris Hospital – remodel of kitchen. Building permit issued in September.
- Old DQ site – Zoning change request application to be withdrawn. Staff has been advised the property owner has signed a lease with Dutch Brothers Coffee to be located on that site.
- Daquiri Drive-Thru – 108 S. Stewart St – Owner has advised they are looking at other locations for this business.

Façade Grants:

- Main Street Tacos – permit issued. Most of the signage has been installed. Working on final monument sign facing Main Street.

Residential Developments – Mr. Hawkins reported a slowdown in building permits.

Mr. Hawkins presented a year in review report:

Commercial Permits:

- New construction - 9
- Alterations (add on, remodel) – 12
- Miscellaneous (sign, fence, etc) – 66
- One-stop - 28 (Elec, Mech, Plumb, Irrigation)
- Total Permits Issued – 115 (triple amount of permits issued last year)
- CO's issued – 40 (28 new businesses)

Valuations:

- New Construction: \$1,950,000 (Starbucks, Discount Tire)
- Under Construction (New): \$39,930,000 (Katie's Car Wash, Stafford Place Apts, Hill Body & Repair Shop)
- Renovations/Reinvestments: \$3,769,898 (Main St Tacos, B & C Transmission, Capriccio's, AISD Hoover Elem, Texas Health Harris Methodist Hospital)
- Total Construction Value: \$45,649,898. Last year was approximately \$8 million.

Mr Hawkins reported on a commercial expo (North Texas Commercial Association of Realtors) he and Mr Muir attended to promote Azle. There was a lot of interest in industrial development and apartments. Mr Hawkins presented each board member with a leather coaster, embossed with the city logo, they handed out as promotional materials at the expo. Saddleback Leather created the coasters.

DISCUSSION ITEMS

None

ADJOURNMENT

President Jack Stevens adjourned the meeting at 7:08 PM.

Presented and approved on May 9, 2023.



Brian Conner, Secretary

Attest:



Susie Hiles, Scribe