MINUTES
Regular
Azle Municipal Development District Board

505 W. Main Street
Azle, Texas 76020

January 9, 2024 | **6:00 PM** | **Community Room**

REGULAR SESSION

CALL TO ORDER

Executive Director Tom Muir called the meeting to order at 6:00 PM.

Members Present:

Jack Stevens	President
Bill Jones	Vice President
Brian Conner	Secretary
Rande Goode	Director Place 1
Amy Estes	Director Place 2
Jack Reynolds	Director Place 6

Members Absent:

Stacy Peek	Director Place 3

Staff Present:

Tom Muir	Executive Director
David Hawkins	Director of Planning and Development
Kristen Pegues	Community and Marketing Specialist
Susie Hiles	Assistant to the City Manager (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. Director Brian Conner seconded the motion.
   Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Amy Estes, Jack Reynolds
   The motion was unanimously approved.

   Director Bill Jones moved to appoint himself as vice president. Director Brian Conner seconded the motion.
   Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Amy Estes, Jack Reynolds
   The motion was unanimously approved.

Amy Estes moved to appoint Brian Conner as secretary. Director Bill Jones seconded the motion.
Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Amy Estes, Jack Reynolds
The motion was unanimously approved.

2. **Consider approving the Minutes of the October 10, 2023 Azle MDD regular meeting**

Vice President Bill Jones moved to approve the Minutes of the October 10, 2023 Azle MDD regular meeting as presented. Secretary Brian Conner seconded the motion.
Yes: (6) Jack Stevens, Bill Jones, Brian Conner, Randa Goode, Amy Estes, Jack Reynolds

PRESENTATIONS

3. **Quarterly Investment Report for the Quarter ended September 30, 2023**

Executive Director Tom Muir presented the Quarterly Investment Report ending September 30, 2023, noting the book value of this quarter's investments at $3,895,594. The average quarterly yield was 5.08% with quarterly interest earnings of $84,921.

4. **Economic Development Report**

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

- Azle Retail Development - 700 Blk FM 730N - there has been no activity on the items needed to complete the project. The 380 agreement expired in November 2023.
- Hornets Plaza - 1004 Boyd Rd - project is almost complete. The project is on track to meet the requirements of the 380 agreement. First tenant, Hornets Café, is under plan review.
- Kodiak Car Wash - 700 Boyd Rd - plan is for new car wash and self-storage units. Site plan is under review and owner intends to apply for a tree preservation ordinance appeal.
- Dutch Bros Coffee - 164 Industrial - building permit has been approved but has not been issued yet. Expect to break ground in 30–45 days.
- Community Caring Center - 317 Commerce St - 3,800 sq ft freezer/cooler box storage addition. Permit has been issued and they are working on the foundation.
- Urgent Care Facility - 133 E. Main St - Renovation of old 4,200 sq ft Azle Post Office building into a new Urgent Care Facility. Site plan and building permit under review.
- Stardust Spa and Salon - 342 NW Pkwy - Building permit approved 12-4-23. Site plan under review pending parking variance request presented to ZBA on1-29-24.

Residential Developments
- Azle Grove Phase II (118 lot development) Lakeview Dr/N. Ash St - Site construction is complete. Building permits will be issued soon.
- Sandy Beach Addition (149 lot development) Sandy Beach Rd - Streets are being poured.

Community and Marketing Specialist Kristen Pegues presented the Economic Development Annual Report for 2023.

ADJOURNMENT

President Stevens adjourned the meeting at 6:40 PM.

Presented and approved on 04-09-2024.

Brian Conner, Secretary

Attest:

Susie Hiles, Scribe