



**City of Azle
Regular Agenda
Municipal Development District Board**

505 W. Main Street
Azle, Texas 76020

November 12, 2024

6:00 PM

Community Room

Pursuant to Section 551.071 of the Texas Government Code, the Board may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

ACTION ITEMS

1. Consider any action appointing officers to the Board of Directors
Tom Muir - Executive Director
2. Consider approving the Minutes of the October 8, 2024 Azle MDD regular meeting
Brian Conner - Secretary

DISCUSSION ITEM

3. New Economic Development Action Plan
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on October 8, 2024, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

Assistant to the City Manager

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Municipal Development District Board agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Tom Muir - Executive Director

Agenda Item: Consider any action appointing officers to the Board of Directors

Background and Explanation:

The MDD's bylaws state:

Article II

BOARD OF DIRECTORS

Section 5. Officers and Term of Office: The Board of Directors shall choose from its members a President, Vice President and Secretary. The term of office for each officer shall be one (1) year with the term of office expiring on October 31st of each year. Officers may be re-elected.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None



Presenter: Brian Conner
Secretary

Agenda Item: Consider approving the Minutes of the October 8, 2024 Azle MDD regular meeting

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Minutes 10-08-2024



MINUTES
Regular
Azle Municipal Development District
Board

505 W. Main Street
Azle, Texas 76020

October 8, 2024

6:00 PM

Community Room

REGULAR SESSION

CALL TO ORDER

Vice President Jones called the meeting to order at 6:01 PM.

Members Present:

Bill Jones	Vice President
Brian Conner	Secretary
Amy Estes	Director Place 2
Stacy Peek	Director Place 3

Members Absent:

Jack Stevens	President
Randa Goode	Director Place 1
Jack Reynolds	Director Place 6

Staff Present:

Tom Muir	Executive Director
David Hawkins	Director of Planning and Development
Kristen Pegues	Community and Marketing Specialist
Martin Avila	Finance Director

ACTION ITEMS

1. Consider approving the Minutes of the July 23, 2024 Azle MDD regular meeting

Secretary Brian Conner moved to approve the Minutes of the July 23, 2024 Azle MDD regular meeting as presented. Director Amy Estes seconded the motion.

Yes: (4) Bill Jones, Brian Conner, Amy Estes, Stacy Peek
The motion was unanimously approved.

2. Consider any action on Resolution No. M2024-01 approving the Investment Policy

Finance Director Martin Avila 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 10, 2023.

The Investment Committee reviewed the policy with the City's investment advisor, Valley View Consulting, L.L.C., and the recommended change is to add language for the National Credit Union Share Insurance Fund (NCUSIF).

Director Stacy Peek moved to approve Resolution No. M2024-01 approving the Investment Policy as presented. Secretary Brian Conner seconded the motion.

Yes: (4) Bill Jones, Brian Conner, Stacy Peek, Amy Estes

The motion passed unanimously.

PRESENTATION

3. Quarterly Investment Report for month ended June 30, 2024.

Finance Director Martin Avila presented the Quarterly Investment Report ending June 30, 2024, noting the book value of this quarter's investments at \$4,407,159. The average quarterly yield was 5.09% with quarterly interest earnings of \$54,975.

DISCUSSION ITEM

4. Economic Development Update

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

- Dutch Bros Coffee, 164 Industrial Ave, opened for business in September.
- Staff had a meeting with Jeremy Shelton, son of developer for Azle Retail Development (property across from Walmart). He is being brought into the project and has final punch list to complete the development. He seems to want to get this project moving and finished.
- Hornets Plaza, 1000 Boyd Rd, has been issued a certificate of occupancy. They are providing the City with the necessary information in order to receive their reimbursement provided by the 380 agreement.
- Azle City Council and Planning & Zoning Commission will meet in a joint meeting on October 29 to consider final approval of the updated Comprehensive Master Plan.
- Staff attended the Tri-County Electric Coop Economic Development Summit. This was a panel discussion of Parker County business and economic development professionals and community leaders discussing the future of economic development in Parker County. Parker County is one of the fastest growing counties in the state, and since Azle is partially in Parker County, these issues affect the city.

Community and Marketing Specialist Kristen Pegues provided a report on Retail LIVE! This is an annual one-day retail event in Austin providing the opportunity to meet one-on-one with retailers. She met with about ten (10) who were open to a smaller market. Several were familiar with Azle and asked about the KMart property or the Shelton development. HTeaO has reached out as a result of this event. She provided an update on The FeedLot, noting Staff is still working hard to provide events/programs (Craft Fair, watch party for Hornet football, Trunk or Treat, Arbor Day tree giveaway, Farmers Market) that will entice the public to come out.

David advised the MDD Action Plan was last updated ten (10) years ago. At the next MDD meeting, we will have a consultant present to help the Board begin to develop a new ten (10) year plan.

ADJOURNMENT

Vice President Bill Jones adjourned at 6:27 PM.

Presented and approved on November 12, 2024.

Brian Conner, Secretary

Attest:

Susie Hiles
Scribe



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: New Economic Development Action Plan

Background and Explanation:

The Economic Development Action Plan provides a structured pathway to achieve the prioritized goals and objectives outlined in the City's Comprehensive Master Plan. It translates the overarching vision, goals, and objectives into specific, actionable steps to reach defined outcomes. Action plans typically focus on targeted tasks with a clear timeframe, incorporating stages such as setting objectives, identifying necessary resources, and evaluating progress. Generally, these plans are designed with a five-year scope, ensuring regular updates to align with evolving priorities.

The last action plan was adopted in August 2016 with a ten-year scope and is nearing expiration. With the recent adoption of the new Azle Comprehensive Master Plan, it is timely to reassess the desired outcomes related to the MDD and create an updated action plan to advance these economic development goals. Staff has engaged Catalyst Commercial to assist with this process in developing the new Action Plan.

The new Azle Comprehensive Master Plan was adopted on October 29, 2024. Attached to this staff report is a link to the new plan for your review.

Board/Commission/Committee Recommendation:

After completion of this discussion, the consultant will bring back a final draft of the Action Plan to be reviewed and considered for adoption at the next MDD meeting in December.

Staff Recommendation:

N/A.

Attachments:

1. Exhibit A - 2024 Comprehensive Master Plan

2024 Comprehensive Master Plan

https://issuu.com/azlelibrary/docs/10.03.2024_draft_azle_comprehensive_plan