



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOND STUDY COMMITTEE

**Goldie Locke Community Room of the Charles E. Duckworth Utility Building
217 N. Fifth Street
Garland, Texas
October 24, 2024 at 6:00 p.m.**

A meeting of the Bond Study Committee of the City of Garland, Texas will be held on Thursday, October 24, 2024 at 6:00 p.m. at 217 N. Fifth Street, Garland, Texas in the Goldie Locke Community Room of Charles E. Duckworth Utility Building.

AGENDA:

- 1. PUBLIC COMMENTS**
- 2. MEETING LOGISTICS**
- 3. APPROVAL OF MINUTES**
 - a. Approval of the October 17, 2024 Meeting Minutes.
- 4. ITEMS FOR INDIVIDUAL CONSIDERATION**
 - a. Address Questions from the October 17 Meeting
 - b. Costing & Prioritization Part II
- 5. FUTURE AGENDA ITEMS**
- 6. ADJOURN**

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Bond Study Committee

3. a.

Meeting Date: 10/24/2024

Item Title: October 17, 2024 Meeting Minutes

Summary:

Approval of the October 17, 2024 Meeting Minutes.

Background/Additional Information:

N/A

Attachments

10.17.2024 Bond Draft Minutes

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GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOND STUDY COMMITTEE

A meeting of the Bond Study Committee of the City of Garland convened in regular session at 6:00 p.m. on Thursday, October 17, 2024 in the Duckworth Building, 217 N. Fifth Street in the Goldie Locke Room, Garland, Texas with the following members:

Present:

Joe Thomas, Chair
Bob Duckworth, Vice Chair
Ricky McNeal, Committee Member
Mary Brumbach, Committee Member
Chip VanPelt, Committee Member
Jaric Jones, Committee Member
Lindsey Fiegelman, Committee Member
Tim Campbell, Committee Member
Sharonda Green, Committee Member
Marisol Trevizo, Committee Member
Reggie Walker, Committee Member
Tony Torres, Committee Member
Jesse Wolfe, Committee Member
James Kalakkattu, Committee Member
Justin Varghese, Committee Member

Absent:

Kim Thiehoff, Committee Member
Kristin Lucido, Committee Member
Joseph Mavero, Committee Member
Peter Almanza, Committee Member

Staff Present:

Andy Hesser, Assistant City Manager
Matt Watson, Chief Financial Officer
Letecia McNatt, Assistant to the City Manager
Courtney Vanover, Recording Secretary

AGENDA:

1. PUBLIC COMMENTS

There were no speakers on this item.

2. MEETING LOGISTICS

Attendees were reminded to silence their cell phones and use microphones properly to ensure a clear recording. The chair thanked the committee for their cooperation with meeting etiquette at previous meetings.

3. APPROVAL OF MINUTES

- a. Approval of the September 26, 2024 Meeting Minutes.

The minutes from the September 26, 2024 meeting were reviewed and approved with minor corrections. Committee Member Torres made the motion, which was seconded by Committee Member Green, and it was carried unanimously.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

a. Address Questions from September 26 Meeting

Staff provided information regarding accessing floodplain data, and clarification was provided on zoning and engineering concerns raised during prior meetings.

b. Costing & Prioritization Part 1

Mr. Hesser, Mr. Watson and Nathan Ante of Kimley-Horn began reviewing costs and prioritizing projects with committee members for the bond program.

Harbor Point Development: Estimated at \$75 million, this project involves constructing a boardwalk, assembling land, and upgrading infrastructure to encourage private development.

Medical District: Another \$75 million project focused on land assembly and potential hospital recruitment to spur growth in the area.

Downtown Area & Granville Arts Center: A \$25 million renovation project aimed at modernizing the Granville Arts Center to improve accessibility and the overall visitor experience.

c. Bond Committee Proposals

The following proposals were discussed:

Pedestrian Bridge: Chair Joe Thomas presented a proposal to construct a pedestrian bridge connecting the Shiloh and Campbell areas, with considerations for floodplain compliance and safety concerns.

Marketplace Area Development: Committee Members Kristin Lucido and Jaric Jones presented a proposal for developing a mixed-use destination near 635 Avenue, featuring retail, entertainment, and dining options.

Harbor Point Development: Sharonda Green presented the Harbor Point mixed-use development proposal, which includes plans for high-rise residences, entertainment venues, and public trails.

Brand Road Project: Vice Chair Bob Duckworth discussed potential future development along Brand Road and emphasized the importance of preserving the Spring Creek Preserve as an amenity for future developments.

Several proposals, including the Granville Arts Center renovation and Harbor Point Development, were approved to be sent to Kimley Horn for evaluation.

5. FUTURE AGENDA ITEMS

The Brand Road Project and Senior Citizen Center Building were tabled for the next meeting. The next meeting will include further discussions on project prioritization, with a focus on evaluating return on investment (ROI) for key proposals.

6. ADJOURN

There being no further business, the Bond Study Committee meeting was adjourned at 8:57 p.m.