



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 17, 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 17, 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 September 26, 2024 Meeting Minutes.
4. ITEMS FOR INDIVIDUAL CONSIDERATION
 - a. Address Questions from September 26 Meeting
 - b. Costing & Prioritization Part 1
 - c. Bond Committee Proposals
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: 10/17/2024

Item Title: Minute Approval

Summary:

Approval of the September 26, 2024 Meeting Minutes.

Attachments

09.26.2024 Draft Minutes

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GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOND STUDY COMMITTEE

The Bond Committee of the City of Garland convened in regular session at 6:00 p.m. on Thursday, September 26, 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
Peter Almanza, Committee Member
Mary Brumbach, Committee Member
Kim Thiehoff, Committee Member
Kristin Lucido, Committee Member
Chip VanPelt, Committee Member
Jaric Jones, Committee Member
Lindsey Fiegelman, Committee Member
Tim Campbell, Committee Member
Sharonda Green, Committee Member
Joseph Mavero, Committee Member
Reggie Walker, Committee Member
Tony Torres, Committee Member
Jesse Wolfe, Committee Member

Absent:

Marisol Trevizo, Committee Member
James Kalakkattu, Committee Member
Justin Varghese, Committee Member

Staff Present:

Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Letecia McNatt, Assistant to the City Manager
Matt Watson, Chief Financial Officer
Ayako Schuster, Economic Development Director
Judith Collins, Economic Development Manager
Becky King, Managing Director
Michael Polocek, Engineering Director
Amy Rosenthal, Cultural Arts Director
Matthew Grubisich, Parks Director
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 clear recording. The committee was thanked for their cooperation at the last meeting regarding meeting etiquette.

3. APPROVAL OF MINUTES

- a. Approval of the September 19, 2024 Meeting Minutes.

Motion was made by Vice Chair Duckworth to approve the minutes of the September 19, 2024 meeting and was seconded by Committee Member Brumbach. Motion carried unanimously.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. Address Questions from September 19 Meeting

The staff provided an update on Garland's public transit ridership statistics, indicating that Garland residents constitute approximately 62% of the total ridership at the downtown station. There was further discussion regarding sales tax confidentiality and how to present related data in future meetings.

- b. Projects and Programs:

Ms.King discussed the condition of Garland's corridors and their impact on both investment decisions and neighborhood vitality. She highlighted the ongoing effort to classify all major corridors in Garland, including redevelopment, revitalization, scenic, and branding/beautification corridors.

Mr Polocek presented a study on the Gatewood drainage issue, offering potential solutions such as upsizing pipes and widening channels to alleviate flooding. The estimated cost of the project is approximately \$25 million.

- c. Prioritizing Potential Projects -- Justifications and Criteria

A detailed discussion on the criteria for prioritizing bond projects took place. The committee focused on factors such as traffic counts, visitor pathways, residential migration patterns, and coordination with other infrastructure projects.

- d. Bond Committee Proposals

Grand Arts Center Renovation:

Presenter: Chip VanPelt

Proposal: Renovate and modernize the Grand Arts Center to improve accessibility and enhance the visitor experience. Upgrades would include improvements to seating, lobby design, administrative offices, and building infrastructure.

Estimated Cost: \$17--\$20 million

Status: Approved to be sent to Kinley Horn for evaluation.

Artist Studio and Gallery Space:

Presenter: Chip VanPelt

Proposal: Purchase and renovate industrial properties on North Fifth Street to create an artist-friendly environment. This space would include studios, galleries, classrooms, and other facilities to support the arts community.

Estimated cost: Approximately \$1.5--\$3 million for property acquisition, with additional renovation costs to be evaluated.

Status: Approved to be sent to Kimley Horn for evaluation.

Marketplace Area Development:

Presenter: Kristen Lucido and Jaric Jones

Proposal: Develop the marketplace area near 635 Avenue into a mixed-use destination with entertainment, retail, and restaurants. The idea is to create a vibrant space to draw in both residents and visitors, incorporating elements like landscaping, lighting, and potential pedestrian bridges to enhance walkability and connectivity.

Status: Under discussion. The committee expressed interest in the proposal's potential for revitalization, corridors, and gateways.

Harbor Point Development:

Presenter: Sharonda Green

Proposal: Develop a mixed-use space at Harbor Point, potentially including a boardwalk, trails, high-rise multifamily residences, and entertainment venues such as an indoor/outdoor music space. The project would involve significant land assembly and infrastructure considerations.

Status: Approved to be sent to Kimley Horn for evaluation.

Pedestrian Bridge Over Floodway:

Presenter: Chair Joe Thomas

Proposal: Construct a pedestrian bridge to connect the Shiloh and Campbell areas to enhance park access and improve pedestrian safety. The proposed bridge would need to comply with floodplain regulations and accommodate specific engineering challenges.

Status: Under discussion. The committee debated the feasibility, cost, and necessity of the bridge, and whether it could be part of a larger masterplan.

Presenter: Vice Chair Bob Duckworth

Proposal: Brand Road project and the Senior Citizen Center Building. Mr. Duckworth also wanted to committee to keep in mind the Spring Creek Preserve as an amenity as future developments take place. Committee Member Campbell made a motion to table Vice Chair Duckworth's items until the next Bond Committee meeting, which was seconded by Committee Member Brumbach. The motion carried unanimously.

These proposals will continue to be evaluated, and those approved will proceed to the next phase for further assessment and planning.

5. FUTURE AGENDA ITEMS
6. ADJOURN

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

/s/ Joe Thomas, Chair

/s/ Courtney Vanover, Recording Secretary