



# **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  
September 26, 2024 at 6:00 p.m.**

A meeting of the Bond Study Committee of the City of Garland, Texas will be held on Thursday, September 26, 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 19, 2024 Meeting Minutes.
- 4. ITEMS FOR INDIVIDUAL CONSIDERATION**
  - a. Address Questions from September 19 Meeting
  - b. Projects and Programs:
    1. Corridors
    2. Gatewood Drainage Project
  - c. Prioritizing Potential Projects -- Justifications and Criteria
  - d. 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:** 09/26/2024

**Item Title:** Minute Approval

---

**Summary:**

Approval of the September 19, 2024 Meeting Minutes.

---

**Attachments**

---

09.19.2024 Minutes

---

**DRAFT**



# **GARLAND**

## **MINUTES**

### **BOND STUDY COMMITTEE**

The Bond Committee of the City of Garland convened in regular session at 6:00 p.m. on Thursday, September 19, 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  
Marisol Trevizo, Committee Member  
Kim Thiehoff, Committee Member  
Kristin Lucido, Committee Member  
Chip VanPelt, Committee Member  
Jaric Jones, Committee Member  
Lindsey Fiegelman, Committee Member  
Justin Varghese, Committee Member  
Tim Campbell, Committee Member  
Sharonda Green, Committee Member  
Joseph Mavero, Committee Member  
Reggie Walker, Committee Member

**Absent:**

James Kalakkattu, Committee Member  
Tony Torres, Committee Member  
Jesse Wolfe, Committee Member

**Staff Present:**

Andy Hesser, 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  
Courtney Vanover, Recording Secretary

**AGENDA:**

1. **PUBLIC COMMENTS**  
Jerry Carter and Dave Brady
2. **MEETING LOGISTICS**

The chair reminded attendees to silence their cell phones and use the microphones, keeping them approximately one foot from their faces to ensure clear recording.

### **3. APPROVAL OF MINUTES**

- a. Approval of the September 12, 2024 Meeting Minutes.

Motion was made by Vice Chair Duckworth to approve the minutes of the September 12, 2024 meeting and was seconded by Committee Member Green. Motion carried unanimously.

### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. Address Questions from September 12 Meeting.

The staff addressed several follow-up questions from the September 12 meeting. Staff provided additional details about ongoing development efforts in the 190 Catalyst Area, which included commercial, residential, and retail space development. Also, results of a parking study for the area was discussed to address concerns about potential congestion as development progresses.

- b. Project Details - 190 Catalyst Area, Ridgewood, and Industrial Redevelopment

The staff presented detailed plans for the 190 Catalyst Area. Key discussions included the Ridgewood Development and a focus on the integration of green spaces and mixed-use development. The committee discussed enhancing pedestrian connectivity and reviewing traffic impacts to improve accessibility. In regard to Industrial Redevelopment, staff reviewed plans to redevelop older industrial zones in Garland to attract new businesses and improve infrastructure.

- c. Prioritizing Potential Projects - Justifications and Criteria

The committee continued its discussion on the prioritization of potential bond projects. The main criteria for prioritizing projects include community impact, which are projects that would enhance the quality of life and boost economic development. There was discussion on whether projects were financially feasible within the scope of the bond or if alternative funding mechanisms like Tax Increment Financing (TIF) should be considered.

### **5. FUTURE AGENDA ITEMS**

Collins Road Connection and Harbor Point Development

### **6. ADJOURN**

There being no further business, the Bond Study Committee meeting was adjourned at 7:44 p.m.

/s/ Joe Thomas, Chair   /s/ Courtney Vanover, Recording Secretary