



GARLAND

MINUTES

The Tax Increment Finance District - Downtown Board of the City of Garland convened in regular session at 12:00 p.m. on Wednesday, April 26, 2023, in the Work Session Room, 200 North Fifth Street, Garland, Texas, with the following members:

Present: Board Member Allan Stafford
Board Member Dr. Mary Brumbach
Board Member Tony Bui
Board Member Kathleen Hansrote
Board Member Cary Hodson
Board Member Carlos Porras
Board Member Joseph Schroeder

Absent: Board Member William Peace
Board Member Joffrin Alexander

Staff Present: Letecia McNatt, Staff
Matt Watson, Staff
Allyson Bell Steadman, Staff
Hunter Williams, Staff

Attendees: Luis Tamayo, Dallas County

1. APPROVAL OF MINUTES

Motion was made by Board Member Kathleen Hansrote, and seconded by Board Member Dr. Mary Brumbach

Vote: 7 - 0

2. GENERAL UPDATE ON EXISTING PROJECTS

- a. Managed District Services
- b. Revitalization Program
- c. Enhanced Square Programming
- d. Public Art
- e. Downtown Area Improvements
- f. Forest Jupiter

GENERAL UPDATE ON EXISTING PROJECTS

1. Managed District Services

1. Downtown Review launched
2. Downtown Core team presentation now on track for June
 1. Addressing key issues in Downtown
 2. 15 departments across city
3. Park-It Program
 1. Encouraging people to utilize covered parking and free up parking prime real estate
 2. Pushing out calls with each phase of construction
4. Decal awareness campaign
5. Team Downtown
 1. Concierge services program
 2. Shifting approach to sync with existing events to maximize impacts
 3. GDBA, Cultural Arts, "Band Together" concert series
6. Demo Art Campaign
 1. Public art on sidewalks prior to demolition
 2. Flamingo Find incorporated into engagement
7. Small Business Spotlight
 1. Almost 20 filmed to date

2. Revitalization Program

1. Started as façade improvement program
2. Property owners and tenants now eligible
3. Signs, awnings, facades, interiors, etc.
4. Two projects currently underway
 1. Intrinsic– patio deck, shade for customers, sprinkler system
 2. Main Street Deli – needed roof repairs, awning replacement
5. Three applications in waiting
 1. Two likely ready for presentation at next regular meeting

3. Enhanced Square Programming

1. Band Together on the Square – second year of popular free concert series. Keep visiting our downtown businesses
 1. Band Together Bundles – cross-promotional items
2. Thirsty Third Thursday
 1. Sip, shop, see extended hours campaign with over 10 participating merchants
 2. Evaluating future opportunities for campaigns
3. Urban Market
 1. Relocation to 717 W Ave A during construction
 2. DDO contributes to partnership by sponsoring monthly giveaways

4. Public Art

1. Out of the Box Dumpster Beautification
 1. 7 dumpsters painted on Apr. 1 Big Art Day event
 2. Over 85 unique applicants, with over 100 design submissions
 3. Painted containers that are part of wider initiative to consolidate shared waste services
 4. Painted dumpsters placed in selected locations for shared use among businesses, in collaboration with stakeholders
 5. Community Mural
 1. Creative paint application, led by artist based out of Deep Ellum
 2. Initial mural installation was completed with striking 3D art piece from artist

5. Downtown Area Improvements

1. Project is now over three-quarters of the way complete

2. Last segment of major infrastructure work begins in coming day
3. Treehouse and pavilion taking shape on the Square Plaza
4. Broader streetscape enhancements will be vital component of project. Will take urban design standards across the district to enhance pedestrian walkability
5. Construction Chatter over Coffee continues with regular open-house event with contractors for business owners to learn about project milestones
6. Regular biweekly updates to all stakeholders
7. Announcements to come soon on Square celebration. Streetscapes work will continue past this date
8. Public Restrooms now open (behind Infinity Arcade)
 1. Marshal's Office providing regular support to monitor traffic at building
 2. Mural forthcoming at install

6. Forest Jupiter - Montgomery Park

1. Playground install complete
2. Pending work with restroom building
3. Project was strongly recommended by the TIF Board

7. Board Discussion

1. Board Member Hodson
 1. Street closures with Main/Sixth intersection
 2. Public restroom plan? Hours are 9 am to 8 pm
 1. Staff – we will share info with downtown and public on hours of use for restroom
 3. Shared waste services
 1. Anyone who contributes to waste will be registered with commercial sanitation division
 2. Pilot program phase currently
 3. Mr. Hodson has some concerns about running out of space in dumpster regularly
2. Board Member Hanswrote
 1. Public restroom mirrors would be a nice addition.
 2. Design district – lots of chatter about Garland in other parts of metro – TV, investment, etc.

3. STAFF REPORT ON POTENTIAL TIF 1 EXTENSION

1. Possible extension of TIF boundaries and duration
2. Currently set to expire at end of Dec. 2024. Started 2004
 1. Considerations underway
 1. Possible expansions where investment could be useful
 2. July meeting – this will be an imperative meeting to attend for TIF Board feedback
 1. Lots of complicating factors, nuance delayed
 3. Luis Tamayo, Dallas County
 1. New TIF with new base or expand existing TIF?
 2. Another option – totally new TIF with new boundaries
 4. Board Member Hodson
 1. Starts at current values?

4. BOARD DISCUSSION ON FUTURE AGENDA ITEMS

1. Board Member Bui
 1. Traffic numbers in Downtown
 1. From construction to present
 2. From Year 1 of the TIF to present
 2. Cleanliness, safety, and pride are key values of the city that should have narrative behind it

5. ADJOURN

1. Chair of the Board, Joseph Schroeder motioned to adjourn by declaration.

Submitted By:

Chair

Secretary