



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 12, 2024 at 6:00 p.m.

A meeting of the Bond Study Committee of the City of Garland, Texas will be held Thursday, September 12, 2024 at 6:00 p.m. at 217 N. Fifth Street, in the Goldie Locke Community Room, Garland, Texas.

AGENDA:

1. **PUBLIC COMMENTS**

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

2. **MEETING LOGISTICS**

3. **APPROVAL OF MINUTES**

- A. Approval of the September 5, 2024 Meeting Minutes.

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. Address Questions from the September 5 Meeting.
- B. Prioritizing Potential Projects - Justifications and Criteria
- C. Project Details - TIF #1
- Downtown Forest - Jupiter - Walnut
 - Centerville Marketplace
 - Broadway/Centerville

- D. Discuss Meeting Schedule

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: 09/12/2024

Item Title: September 5, 2024 Bond Study Committee Minutes

Summary:

Approval of the September 5, 2024 Meeting Minutes.

Attachments

09.05.24 Bond Study Committee Draft Minutes

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GARLAND

MINUTES

The Bond Committee of the City of Garland convened in regular session at 6:00 p.m. on Thursday, September 5, 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
Reggie Walker, Committee Member
Chip VanPelt, Committee Member
Tony Torres, Committee Member
Jaric Jones, Committee Member
Lindsey Fiegelman, Committee Member
Justin Varghese, Committee Member
James Kalakkattu, Committee Member
Jesse Wolf, Committee Member
Tim Campbell, Committee Member

Absent:

Sharonda Green, Committee Member
Joseph Maverio, 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
Jennifer Stubbs, City Secretary
Matt Watson, Chief Financial Officer
Ayako Schuster, Economic Development Director
Judith Collins, Economic Development Manager
Angela Self, Interim Planning Director
Becky King, Managing Director
Sean O'Bryant, Application Solutions Manager
Courtney Vanover, Recording Secretary

AGENDA:

1. PUBLIC COMMENTS

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There was no one who wished to speak on the Public Comments item.

2. APPROVAL OF MINUTES

A. Approval of the August 29, 2024 Meeting Minutes.

Motion was made by Committee Member Torres to approve the minutes of the August 29, 2024 meeting and was seconded by Committee Member McNeal. Motion carried unanimously.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Address Questions from the August 29 Meeting.

Staff reviewed the minutes from the previous meeting and confirmed that one of the main follow-up tasks was the suggestion for a city tour of key areas related to bond projects. They distributed maps that highlighted the areas being discussed, including the Medical District and Harbor Point. This was intended to assist committee members as they prioritized potential bond projects.

B. Prioritizing Potential Projects -- Justifications and Criteria.

Mr. Hesser, Assistant City Manager, and Nathan Ante, consultant, provided a presentation focusing on the following criteria: Amenities & Destinations, Infrastructure & Economic Development and Land Preparation and Strategic Planning. The committee transitioned into a brainstorming session and reviewed information on how to prioritize projects. The session highlighted that certain projects are more suitable for bond program funding, while others may align better with alternative funding sources, such as Tax Increment Financing (TIF) or other city-specific initiatives.

C. Project Details -- Harbor Point.

Mr. Hesser, Assistant City Manager, and Nathan Ante, consultant, provided a presentation regarding Harbor Point. Harbor Point was discussed as a potential site for significant development. The committee reviewed strategies to maximize the area's potential, considering its proximity to I-30 and the Bass Pro development.

D. Project Details -- Medical District.

Mr. Hesser, Assistant City Manager, and Nathan Ante, consultant provided a presentation regarding the Medical District plan. The plan highlighted strategies to enhance connectivity and infrastructure in the area, which included improving streetscapes, adding trail connections, and potentially building a Wellness Park. Ms. Self, Interim Planning Director, Ayako Shuster, Economic Development Director and Matt Watson, Chief Financial Officer answered questions of the Committee.

4. FUTURE AGENDA ITEMS

The Bridge on Collins Road Connection

5. ADJOURN

There being no further business to come before the Bond Study Committee, the meeting was adjourned at 7:57 p.m.

/s/ Joe Thomas Chair,

/s/ Courtney Vanover, Recording Secretary