



# 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 12, 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  
Jesse Wolf, Committee Member  
Tim Campbell, Committee Member  
Sharonda Green, Committee Member  
Joseph Mavero, Committee Member

**Absent:**

James Kalakkattu, Committee Member

**Staff Present:**

Jud Rex, City Manager  
Andy Hesser, Assistant City Manager

Letecia McNatt, Assistant to the City Manager  
Matt Watson, Chief Financial Officer  
Allyson Bell Steadman, Budget Director  
Ayako Schuster, Economic Development Director  
Judith Collins, Economic Development Manager  
Angela Self, Interim Planning Director  
Becky King, Managing Director  
Courtney Vanover, Recording Secretary

## **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.

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

### **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 5, 2024 Meeting Minutes.**

Motion was made by Committee Member Duckworth to approve the minutes of the September 5, 2024 meeting and was seconded by Committee Member Campbell. Motion carried unanimously.

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

#### **A. Address Questions from the September 5 Meeting.**

The staff addressed several follow-up questions from the September 5, 2024 meeting and confirmed that the Garland VA serves approximately 10,000 patients, with 800 visits daily. Due to parking limitations, the Boutique Hotel on I-30 reduced its room count from 120 to 76, and added 45 villas.

**B. Prioritizing Potential Projects - Justifications and Criteria**

The committee discussed the need for clear justification when prioritizing projects and considered various funding strategies, such as Bond Programs vs. Tax Increment Financing. The discussion centered on how certain projects might fit better under bond funding, while others could leverage TIF's. Discussion took place on projects that would enhance the quality of life, attract tourism or sales tax revenue, business growth and infrastructure improvements. Staff identified areas requiring land acquisition or zoning adjustments to stimulate development.

**C. Project Details - TIF #1**

Ms. King provided a presentation regarding the Forest and Jupiter Catalyst Area and the ongoing corridor improvements, including public art and landscaping. Ms. King also provided a presentation regarding the Walnut and Jupiter Small Area Plan. She stated the plan will focus on mitigating floodplain issues and redevelopment potential. There was also discussion regarding the Centerville/Marketplace and near-term improvements that might include landscaping and code compliance. Ms. Self provided a presentation regarding the Downtown Catalyst Area. There was discussion on furthering the development of downtown streetscapes and pedestrian-friendly spaces. Ms. Schuster provided a presentation regarding the Catalyst Area at Broadway and Centerville. Mr. Hesser, Mr. Watson, Ms. King, Ms. Self, and Ms. Schuster answered questions of the Committee.

**D. Discuss Meeting Schedule**

Ms. McNatt reviewed updates to the meeting schedule. It was noted that the September 26, 2024, meeting would allow members to submit new project ideas and finalize discussions on remaining catalyst areas.

**5. FUTURE AGENDA ITEMS**

Harbor Point

**6. ADJOURN**

There being no further business, the Bond Study Committee meeting was adjourned at 8:04 p.m.

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