



# 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 Maverro, 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**

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. 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