

**MEETING MINUTES**

**FINANCE & ADMINISTRATION SUB-COMMITTEE**

**Wednesday, December 9, 2020 - 7:00 AM**

**Held via Microsoft Teams**

Present: Councilmember Russ Trimble, Councilmember Greg Hudson, City Manager Tom Hadden, Deputy City Manager Jamie Letzring, Finance Director Tim Stiles, Budget Analyst Chris Hamlett, Community and Economic Director Clyde Evans, Business Development Coordinator Rachel Wacker, Business Development Coordinator Brad Munford, Housing Planner Christine Gordon, City Attorney Dick Scieszinski, Assistant City Attorney Greta Truman, Human Resources Director Jane Dodge, City Engineer Brian Hemesath, IT Director Joe Menke, Communications Specialist Lucinda Stephenson, and Secretary Katie Johnson

Guests: Christopher Shires

Robert TeKolste

Jim Bergman

Amy ?

Brian ?

Paul ?

Dave Watson

Meeting was called to order at 7:00 AM

1. **Amendment to Sammons Development Agreement**

Mr. Evans presented a request from Sammons Financial. The City had an original agreement required the Sammons to construct a 200,000 square foot building with a minimum value of $60,000,000 in order to be qualified to receive a 10-year 100% property tax rebate of the TIF rate. Sammons is requesting the City consider the additional 33,000 square feet of building and 30,000,000 in valuation for additional incentives.

Mr. Trimble does not feel that the additional incentives can be added to phase I but is open to working on incentives for phase II.

Councilmembers support amending the agreement to increase square footage requirements and give credit space constructed in Phase I.

**2. University Avenue Corridor Redevelopment Plan**

Mr. Shires with Confluence presented a University Avenue corridor master plan. Valley West Mall is the key to the success of this greater corridor. With the mall now struggling, adjoining property owners have indicated that they will follow the cue of the mall property.

A beginning piece to the redevelopment plan would be to straighten Westown Parkway to the West from 31st Street to 39th Street. By straightening this road, it will create a more useful traffic pattern. Another benefit would include the opportunity to buy property or work with property owners on infrastructure improvements. With the potential redevelopment there could be a possibility of increasing property values by more than $100,000,000. This would allow the use of more TIF dollars.

Councilman Trimble and Councilman Hudson both voiced concerns over cost and need. They acknowledged the potential need for future redevelopment but Councilman Trimble was unsure if there would be support to spend a large amount of money for the straightening of Westown Parkway.

Paul briefly discussed some potential Valley West Redevelopment. The changes could include a large entertainment user, a golf user, a theater, food tenants in the outparcels, a community space, bars with rooftop units, office space, retail, residential lofts, live music venue, a hotel, and restaurants. It will also include a center greenspace hub that will host 300-360 events through out the year. They would like to do underground parking. They would be able to 500-600 underground parking spaces with elevators to all buildings.

Dave Watson stated that Valley West is under a securitized loan meaning they cannot touch the real estate or structure. They would need assistance to get out from under that loan. They are requesting the City to provide a loan. The loan would be repaid within 7 years with development of the parcel. The straightening of Westown Parkway is not needed in order to make this redevelopment work.

Mr. Hadden and Councilman Trimble were both unsure that the City would be able to provide a loan. The City would essentially have to pay off the loan would incur the risk if the development fell through.

Mr. Evans stated that he will set up a time for Mr. Evans, Mr. Stiles, Mr. Watson, and PFM to meet and discuss potential options.

Councilmembers support Confluence doing more research with a breakdown on costs and reviewing in the future.

**3. Staff Updates**

Mr. Evans stated that Project Mountain Phase III & Phase IIII did an amendment of their contract with the State on when hiring would begin and the amount of the capital investment. It will appear on the next Council Agenda as a consent item.

Mr. Stiles mentioned that Dallas County missed the minimum assessment agreement for Hurd properties. It is now being applied and will increase valuation on those properties.

**4. Other Matters**

None

Meeting was adjourned at 8:19 AM.

Respectfully Submitted,

Katie Johnson

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Recording Secretary