

Minutes
Hurst City Council
Work Session
Thursday, November 15, 2018

On the 15th day of November 2018, at 6:00 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Cathy Thompson)	
Larry Kitchens)	
Cindy Shepard)	
Jon McKenzie)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Steve Bowden	)	Executive Director of Economic Development
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Executive Director of Planning and Development
Gini Connolly	)	GIS Manager
Rita Frick	)	City Secretary

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

Call to Order – The meeting was called to order at 4:00 p.m. Councilmember Kitchens arrived at 4:21 p.m.

1. Discussion of highest and best use of vacant and underutilized property within the City including but not limited to zoning, flood plain and property condition, and economic development.

City Manager Clay Caruthers stated tonight's discussion is the kickoff for ongoing future land use and related zoning/ordinance discussions. He introduced GIS Manager Gini Connolly who reviewed maps showing vacant land opportunities with zoning and floodplain overlays. Also noted were the Catalytic Areas as defined in the Catalyst Redevelopment Plan. Executive Director of Planning and Development Michelle Lazo reviewed the zoning map, designations and definitions. Noted were zoned areas for alcohol, Simon Properties possible interest in additional types of alcohol licenses, and plans for additional Council Work Sessions to discuss the various zoning and land use in detail. Executive Director of Economic Development Steve Bowden reviewed various business interest in vacant properties, noting not all are available, and how the properties relate to the catalytic areas. He also reviewed vacant commercial sites and interest in those sites.

City Manager Clay Caruthers introduced Gardner Capital Senior Vice President John Palmer and stated Mr. Palmer and his team are going to present opportunities in Hurst and additional information will be presented during the December 11, 2018 City Council meeting. Mr. Palmer reiterated the presentation consists of concepts and ideas related to the City's sustainability plan and expressed excitement about the opportunities for revitalization in Hurst. He explained redevelopment requires partnerships and he presented concepts including new investment zones, both commercial and residential, for revitalization by creating overlay districts for zoning and financing. He stated Gardner Capital would work with the City to masterplan the corridors, to determine needs. He also noted two residential revitalization zones that would be a collaborative approach and is sustainable over time.

Mr. Palmer explained New Market tax credits and reviewed a concept for a proposed Veterans Park Village, a proposed 94 unit senior housing facility near the Hurst Community Center and 120 units, focused on veterans, on Highway 10. He explained the short timeline of opportunity due to the Governor's recent disaster declaration in Tarrant County related to the recent heavy rains and reviewed the application process. Mr. Palmer introduced Andy Williams, Recon Realty and Jerad Plumb, Shoreline Property Group, who presented opportunities in residential areas and advantages of working in unison to overlay neighborhoods and tap into nonprofit resources. Also introduced were Jim Gandy, JLG Investments and Robert Winningham, Winning Development who discussed their experience with various economic development projects.

Mr. Palmer discussed future possibilities including plans for a gated senior living community "Gala at south Hurst" and a gated family community "provision at South Hurst. He stated the new market tax credit is a financial tool that can be leveraged as a catalyst to kick-start these areas. He explained the application process, which includes a resolution of support and introduced Gardner Capital Senior Vice President Ryan Combs, who further reviewed the tax credit application process.

Council discussed the various ideas and concepts and the need for partnerships and sustainable projects that are connected. Also discussed was a desire to have Council, staff and the developer discuss a master plan for the entire City and various overlay districts.

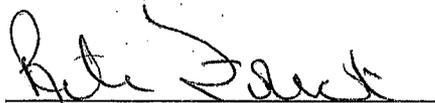
Councilmember Booe left the meeting at 6:17 p.m.

Council continued discussions of redevelopment and sustainability and the need for future work sessions.

Adjournment – the joint work session adjourned at 6:37 p.m.

APPROVED this the 11th day of December 2018.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor