

Nearatown Association Meeting Minutes April 28, 2015
Cherryhurst Park Community Center, 1700 Missouri St
26+ in attendance

Called to order by Greg at 7:00 pm

1). Introductions

2). Montrose TIRZ (Tax Increment Reinvestment Zone)

– Committee Updates → All referencing attached web links slide shows presented ←

➤ Process—Sherry Weesner Lead, Presented by Finis Cowan—web link to presentation:

<https://www.dropbox.com/s/ywmx6w8n9swafx7/TIRZ%20CREATION%20PROCEDURE.pdf?dl=0>

The committee presented the requirements for creation of a TIRZ as defined by Texas Tax Code Ch. 311. The code requires a defined geographic area, current stagnant redevelopment, significant enhanced value and other per slides. The TIRZ criteria that Nearatown/Montrose most clearly meets is the predominance of defective streets/sidewalks and deterioration of improvements. Details of the TIRZ Board Composition, Board Responsibilities and Board tasks were also presented. The TIRZ Project Plan requires a map of uses and conditions with proposed TIRZ area. It was noted that a TIRZ cannot do maintenance, e.g., the TIRZ could finance the creation of a park, but not the ongoing maintenance. Often a TIRZ will reach agreement with a Management District to maintain an asset such as a park.

➤ CIP-Critical Needs—Lloyd Matzner Lead, Presented by Steve Longmire – web link to presentation:

<https://www.dropbox.com/s/i7skavuv5bmhalj/Nearatown-Montrose%20Criticle%20Needs.pdf?dl=0>

The CIP-Critical Needs Committee investigated the city's CIP plans in Montrose and the critical gaps not covered by those plans.

Areas investigated include:

- 1) Water Flooding in Streets, Intersections, Parking Locations, Businesses
- 2) Street Improvements, Reconditioning, Replacement
- 3) PARKING –On Street & Off Street
- 4) Street & Sidewalk Lighting Improvements, Reconditioning, Replacement
- 5) Public Transportation Improvements, Reconditioning, Replacement

It was discussed during the meeting that affordable housing should probably be included and this was added to the slides. . It was also noted that the addition/improvement of parks was not considered by the committee.

➤ High Potential—Ray Valdez Lead, Presented by Joe of Webb, Montrose Tax Increment Independent Task Force—web link: <https://www.dropbox.com/s/a40acl0ighgxqh6/High%20Potential.pdf?dl=0>

The independent task force represented by Joe Webb collected information on properties with the greatest likelihood of increasing value and would thus optimize the tax increment that would be available in the near term future. The High Potential Committee endorsed the task force's work. Joe pointed out that the estimated tax value of all of Nearatown is approximately \$5.6 billion and there is a high percentage of residential land use. It is anticipated that the City will favor a TIRZ base value around \$1 billion. With that in mind, the task force outlined a draft TIRZ configuration along major thoroughfares where most of the redevelopment is expected. In some cases only the street was included – for example where future annexation may be desirable. The configuration presented would total ~\$1.3-1.5 billion tax value. Analysis will continue with the target of \$900 million.

- TIRZ Performance—Richard Berrones Lead and Presenter—web link to slides:
<https://www.dropbox.com/s/9uz8eempcn3jjqr/WHAT%20IS%20A%20TIRZ%20%282%29.pdf?dl=0>

The demographics, structure, level of debt service, maturity and Incremental Taxable Value was reviewed for the Midtown TIRZ, Upper Kirby TIRZ, the Memorial City TIRZ. The demographics of Montrose was compared with the TIRZ's reviewed and found to be significantly different.

– Discussion and Steps Forward

- 1) Steve Longmire made a motion and David Krentz amended the motion. Sylvia Drew seconded -- That the Neartown Association accepts all of the reports presented and wishes to move forward on discussions with the City regarding a potential TIRZ. The motion was approved unanimously by members present.
- 2) Members voted to have the next Neartown Meeting at its normally scheduled date of May 26, 2015 the day after Memorial Day. The Civic Associations are requested to discuss the TIRZ information with their members and be prepared to vote on Neartown's position on a TIRZ at the May 26th meeting.
- 3) Members also voted to have an interim TIRZ meeting prior to the May 26th meeting to provide an opportunity for more discussion of the information presented by the TIRZ committees. An interim meeting has been scheduled on Tuesday May 12, 2015 at the Women's Home at 607 Westheimer for 7:00 pm.(enter door on West side of building and take stairs up to conference room on the second floor)

3). Other – No other items were discussed and the meeting was adjourned at approximately 8:30 pm.

Neartown Association Attendance List

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	<u>Name</u>	<u>Organization/Title</u>	<u>Email</u>	<u>Phone</u>
1	GREG LEGRANDE	NEARTOWN/AVONDALE ^{President}	glegrande@terp.com	713 598 6291
2	Sylvia Drew	AVONDALE - President.	dachmation@yahoo.com	713 598 1291
3	RICHARD BERRONES	AVONDALE	rberrones@yahoo.com	832 291-5795
4	Finis Cowan	Hyde Park Civic A	Finis@FinisCowan.com	832 341 4599
5	DAVID KRENTZ	Westmoreland	davidkrentz412@gmail.com	7-614-4920
6	Richard Stout	Castle Court	richstout@comcast.net	713-522-1825
7	LOUIS FREY	EASTLE COURT	ADilou@GMAIL.COM	713-523-9854
8	JOELLEN Brayshaw	Castle Ct. NA Pres.	jhillbrayshaw@yahoo.com	713 409 8902
9	BRYANT KORN	N. Montrose	bryante.korn@gmail.com	281-450-1862
10	JACK WALINSKI	COH	JACK.WALINSKI@HOUSTONTX.GOV	8-393-5962
11	CAROLE Dodson	Vermont Commons	cardodson@sbcglobal.net	832 647 8826
12	SAM DODSON	VERMONT COMMONS	samdad@sbcglobal.net	832-647-8834
13	Jeanette Hix	Vermont Commons President	HIX@RMI.NET	713 521 3337
14	Benjamin Garry	Winlow Place VP	Benjamin@ymail.com	512-787-0968
15	Caroline Garry	Winlow Place President	carolinebgarry@gmail.com	512-659-4342
16	PAUL TERRY	LANCASTER PL - Pres.	paortet@gmail.com	512-779-8450
17	JOE DOUGLAS WEBB	MEM. WANN & HILZ TRSFC	jwebb@webbarchitects.com	713 522 8544
18	Gene Creedy	Westmoreland/Audubon	gcreedy@creedylaw.com	713 400-8300
19	Sue Lovell	LANCASTER	Sue.e.lovell@gmail.com	960 0482
20	Lloyd Matzner	North Montrose	lmgmatz@sbcglobal.net	713-315-7141
21	Mary Kudham	Winlow Place	mn@rti-hou.com	713 521 7979
22	CHRISTOPHER DEAN	AVONDALE / Court Inlet Place Lofts	deancte@yahoo.com	3303131731
23	STEVE GORANSON	" "	sgg2048@yahoo.com	713-524-1767

Neartown Association Attendance List

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	<u>Name</u>	<u>Organization</u>	<u>Email</u>	<u>Phone</u>
1	LISA HUNT	St. Stephen's	lhunt@ststephenshouston.org	713-528-6665
2	Cardyn Garrard	Covenant House TX	cgarrard@covenanthouse.org	713-630-5619
3	STEVE LONGMIRE (PRES)	FIRST MONTROSE COMMONS	Steve.longmire@gmail.com	832-655-5657
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