



**FARMERS
BRANCH**

MINUTES
CITIZEN BOND SUBCOMMITTEE
ECONOMIC DEVELOPMENT-COMMERCIAL
COMMUNITY RECREATION CENTER
OAK ROOM
14050 HEARTSIDE
FARMERS BRANCH, TEXAS 75234
May 19, 2016
7:00 p.m.

Members Present: Marcus Miller, Casey Winters, Michael Driskill, Joan O'Shea, Vincent Montenegro, Casey Hougén, Tamara Cleghorn, Colin Eddy

Staff Present: Community Services Director Andy Gillies,
Planning Manager Alexis Jackson

1. CALL TO ORDER

Chairperson Marcus Miller called the meeting to order at 7:03 p.m.

2. APPROVAL OF THE MINUTES

Motion made by Joan O'Shea to approve the minutes from the May 5, 2016 sub-committee meeting. Motion seconded by Colin Eddy. *Motion approved unanimously.*

3. UPDATE PRESENTATION ON THE EASTSIDE PLAN (IN DEVELOPMENT)

Ms. Jackson reported progress to date on a study begun in November 2015 for a comprehensive plan involving the Eastside of Farmers Branch that has not been updated since the 1980s. The City is partnering with commercial developers and the community to discuss warehouse area development and small business incubators. Recent redevelopment has motivated the City to get ahead of future redevelopment by establishing goals and strategies to open up more opportunities for businesses other than light industrial, moving to mixed-use retail and residential as well. Ms. Jackson reported input from the Eastside community who expressed 93% support of alcohol sales flexibility and 78% support of public funds to help with redevelopment. There is also heavy interest in multi-family development. The first goal of the City is to re-zone the area and tweak city codes that have not been updated since 1969 to create more variety and flexibility of property use. Other plans include purchasing old rail spurs to create a naturalized trail through the warehouse district, more green space, naturalizing a concrete drainage ditch and establish a brand identity for the Eastside. Ms. Jackson suggested the role of the city could be to partner public and private money to launch incubators for tech companies or commercial kitchens for restaurants that would create a revenue stream for the city. Bond money

could be used to buy a building for renovation and rented to small businesses to kick start redevelopment in the core area of the Warehouse district that has been identified by city planners.

4. REVIEW AND DISCUSS POTENTIAL BOND PROJECTS UNDER CONSIDERATION AND THEIR POTENTIAL APPLICATION WITHIN THE EASTSIDE PLAN

The subcommittee asked for more specific details regarding amount of investment, investment targets, small business incubator formulas, success rates and risks at the next meeting. Further discussion included ideas for combining live/workspace in the warehouse district. Overall, the subcommittee liked the idea of adaptive reuse of the warehouse district however more discussion is needed.

Colin Eddy reported from the Communications subcommittee that the Farmers Branch newsletter posted the question to citizens: "What do you think would make Farmers Branch a better place to live, work and play?" Results from this survey will be reviewed and shared at the end of July to help narrow ideas for the bond proposal. Michael Driskill recommended a grassroots method for reaching the community by hosting an information table at the Farmers Market each Saturday manned by bond committee volunteers and suggested getting T-shirts as a catalyst to get people talking about the good things a bond proposal will bring to our City. The Communications subcommittee has planned public forums to be held at the Library and the Recreation Center in July.

5. SCHEDULE OF FUTURE MEETINGS

The next scheduled meeting for the subcommittee is Thursday, June 2, 2016 at 7 p.m. at the Community Recreation Center. Discussion will continue about how the city can support warehouse adaptive reuse opportunities and possible small business incubator ideas.

6. ADJOURNMENT

Motion to adjourn was made by Colin Eddy. Motion seconded by Vincent Montenegro. *Motion approved unanimously.* The meeting adjourned at 8:59 p.m.



Chair

Attest:


Secretary