

PUBLIC NOTICE

A JOINT MEETING OF THE ABILENE CITY COUNCIL AND THE REINVESTMENT ZONE NUMBER ONE, CITY OF ABILENE, (TAX INCREMENT BOARD), WILL BE HELD ON TUESDAY, OCTOBER 2, 1984, AT 7:00 P.M. IN THE CONFERENCE ROOM OF THE ABILENE CHAMBER OF COMMERCE, 341 HICKORY, ABILENE, TEXAS, TO CONSIDER ITEMS ON THE FOLLOWING AGENDA:

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NUMBER ONE
(Tax Increment Board)

AGENDA

October 2, 1984

Abilene Chamber of Commerce

7:00 P.M.

Conference Room

1. Call the Meeting to Order
2. Consultant Workshop to Evaluate Downtown Redevelopment Alternatives
3. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28 day of September, 1984, at 10:00.

Tracy Hawner-Asst
City Secretary

**Minutes are located in the Reinvestment Zone FILE located in the City Secretary's Office.

MINUTES

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NO. 1 (Tax Increment Board)

FOLLOWING ARE THE MINUTES OF A JOINT MEETING OF THE ABILENE CITY COUNCIL AND THE ABILENE REINVESTMENT ZONE NUMBER ONE (TAX INCREMENT BOARD), HELD ON THE 2ND DAY OF OCTOBER, 1984, AT 7:00 P.M. AT THE ABILENE CHAMBER OF COMMERCE, 341 HICKORY, ABILENE, TEXAS. THE FOLLOWING LIST INDICATES ATTENDANCE AT THIS MEETING:

City Council Members Present: David Stubbeman, Mayor
Welton Robinson
Walter E. Wheat
Julian C. Bridges
Billie Proctor-Shaw
Harold Nixon

City Council Members Absent: A.E. Fogle, Jr.

Tax Increment Board Members Present: H.C. Zachry
Walter Johnson
Downing A. Bolls, Sr.
Wade Terrell
Frank Puckett
Jesse Harris
Adolfo Gonzales
Lee Underwood
Syd Niblo
Glen Churchill
M.L. Richards
Mike Young, Jr.
Lynn Barnett

Tax Increment Board Members Absent: Raymond McDaniel, Jr., Chairman
Dick Spalding
Lee Moore
Jim Tittle
Sara Hudman
Joe Cannon
Sam Waldrop

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City Staff Present: Lee Roy George, Director of Planning
Wayne Kurfees, Director of Traffic
and Transportation
Ray Williams, Assistant Director of
Community Services
Robert Payne, Principal Planner
Patricia Patton, City Secretary
Nelson Ho, Senior Planner
Edlyn Vatthauer, Planner
Ron Quarles, Planner

Media Present: Richard Horn, Abilene Reporter-News

Others Present: Nicholas, Trkla, President
Trkla, Pettigrew, Allen and Payne
Brian Bochner, Barton-Aschman
Ed Seegmiller, West Central Texas
Municipal Water District
Charles W. Nolen
Sam Herrera

Mr. H.C. Zachry called the meeting to order and explained that the purposes of this meeting were (1) to provide a brief review of the report made previously concluding Phase I, Investigation of TIF District and (2) Exploration of Alternatives for Development of the TIF District.

Mr. Nicholas Trkla presented slides of redevelopment programs undertaken by other cities in an effort to provide a benchmark, measure, or performance standard that might be utilized in gaging efforts or goals for the revitalization of downtown Abilene. Of the many issues that must be addressed, some of the overriding issues include:

- Issue of whether or not the public and private sectors together can muster the leadership, the consensus and the depth of commitment to do what has been done in other cities
- Major shift in the center of gravity of the economic base of the community - shift to the south and southwest and growth patterns have depreciated the value and the quality of the downtown significantly

Mr. Trkla began the slide presentation with a graphic illustration of the program as follows:

Work Sequence - Identifies number of tasks organized around a series of workshops

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Phase I Project Planning Issues

- Market
- Planning and Design Factors
- Circulation of Parking
- Public Improvements
- Financial Strategies
- Continuation of "Key Person" Interviews
- Review of all Existing Reports & Documents

Objective - Emerge from first Phase with an understanding and an agreements of what the basic issues are

Phase II Evaluation of Alternatives

- Alternative Strategies
- Alternatives as to Land Use Composition
- Alternatives as to Circulation & Parking Plan
- Alternatives with respect to projects to be implemented - public and private - stimulated through this project

Phase III Refinements required under the State law with respect to the project plan to be adopted for the Reinvestment zone

Objective - To reach an agreement on the basic alternatives, basic strategies, basic guide plan for downtown and basic projects desired to be implemented

The first three (3) Phases involve the redevelopment specialists to provide a basis or rationale for development of the action program and the starting of the implementation.

Phase IV Adoption of the Plan

Brian Bochner with the firm of Barton-Aschman stated that one of the key factors in developing the plan is to have a good, acceptable, and efficient transportation system. There are some transportation problems: approach routes, one-way streets, and parking.

Nick Trkla stated that there are some specific targets that should be investigated. On Cypress Street, or in this area, there might be an opportunity for a well-planned, but very small, specialty shop type of

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retail complex. There is also a need for an executive-type hotel. Perhaps within the next five to seven years, another office building should be located in the downtown. There are several ways of going about securing this retail complex: (1) distributive investment strategy, (2) target investment strategy, and (3) investigation of leverage capacity resources.

At this time, Mr. Trkla asked for reactions and comments from those present at the meeting as to what they perceive the future of downtown Abilene to be and what commitments or steps they are willing to take to be able to bring about revitalization.

- Further clarification was asked of Mr. Trkla as to why he felt the zoning classification (Central Business district) of the downtown was much too large.
Mr. Trkla responded that current zoning acts as a "catch-all" for all types of CB district usages that allows spread and proliferation over too large a base. Mr. Trkla stated that in his judgment the high intensity retail/office core as a zoning district as well as a land use district should to be distinguished from other uses that do not favor the pedestrian as much.
- Mr. Trkla was asked about his ideas for bringing the north and south sides of the City together.
Mr. Trkla responded that one possibility could be the creation of a large landscaped pedestrian plaza between Pine Street and the train station.
- Mr. Trkla was asked if he could provide examples of events, ad hoc committees or agencies that have stimulated or crystalized a public-private relationship and that have increased the motivation of the movement towards development in an increment district.
The response was as follows:
 - In Minneapolis the initial interest was from the private sector essentially through the Dayton-Hudson Development Corporation. Lenders and major business concerns formed Downtown Minneapolis, Inc., entered into a partnership arrangement with the City of Minneapolis and the Minneapolis Housing Redevelopment Authority which became the basis for joint participation in the development of the main transit-pedestrian way in the downtown.
 - South St. Paul, Minnesota, created an Industrial Development Council.
 - The Denver Partnership in Denver, Colorado, has brought many of the major money interests in the area such as the local development corporation, who can offer bonding powers, handle developing packaging, and arrange a package.
- It is not recommended that any of the downtown streets be closed to create a closed mall.

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- Mr. Trkla was asked what he felt was the best way to make the entranceways to the downtown definable.
The response was that the first task would be to identify which streets are going to be the major approach routes. Once these routes have been identified, a change in the character utilizing lighting and landscaping could visually signal the beginning of this district.
- The question was asked of how much a problem would be involved in acquiring the property for the retail complex mentioned in the Pine Street area.
Mr. Trkla responded this could cause great problems, however, this type of proposed redevelopment cannot be accomplished without the power of land assembly. This involves the power of eminent domain.

Mr. Trkla informed the Council and TIF Board Members that his firm has divided the downtown into nine (9) subunits delineated on the basis of the work that has been completed. Through the predominate use and general characteristics in each area, as described on the survey forms, the individual completing the form is asked what he/she would do to improve the area. The following alternatives are given as responses: (1) Do Nothing, (2) Basic Public Improvement, (3) Basic Public Improvements plus some Amenities, (4) Assistance in Repair of Existing Buildings (Targeted Rehabilitation), (5) Combination of Retention and Spot Clearance and (6) Reclamation. On Page 2 of the survey forms the respondent is asked to indicate his/her idea as to appropriate land use for the area.

- The question was asked as to what the State laws permit insofar as reclamation is concerned.
Mr. Trkla stated that this is not clear at this time. One concensus is that the revisions to the tax increment bill give the power of eminent domain without the necessity of relying on redevelopment law (which requires a referendum). There is difference of opinion at this time as to what the law allows regarding this issue.
- Mr. Trkla was asked if highrise buildings were being considered for the housing of the elderly.
Mr. Trkla responded that higher density, not necessarily highrise, should be considered.
- Mr. Trkla was asked if he saw any potential for drawing "singles" back to the innercity area. Mr. Trkla stated that this was possible if convenience facilities are available (e.g. restaurants, specialty shops, etc.).
- On the issue of the commitment of those involved in the redevelopment process, Mr. Trkla stated that this must be considered as the alternatives are considered, i.e. what are the outside limits to the commitments that the members of the group will make to the strengthening of the downtown.

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Mr. Zachry concluded the meeting by stating that he believed that it would behoove all of the group members for everyone to get together to develop the best plan for Abilene - one that benefits the citizens of the City of Abilene in the best way. At the end of the year the group will have to decide as to whether or not they will go forward with the plan.

The next step will be for the group to meet to discuss a sub-area analysis. The group will be asked to complete the analysis form prior to the November meeting. The alternatives will be presented at the next workshop.

There being no further business, the meeting adjourned.


Lee Roy George, Director
Planning Department

Raymond McDaniel, Jr., Chairman
Abilene Reinvestment Zone No. One

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