

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 THURSDAY, OCTOBER 18, 1984, AT 11:00 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, 555 WALNUT, ABILENE, TEXAS, TO CONSIDER ITEMS ON THE FOLLOWING AGENDA:

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NUMBER ONE  
(Tax Increment Board)

AGENDA

October 18, 1984

City Hall

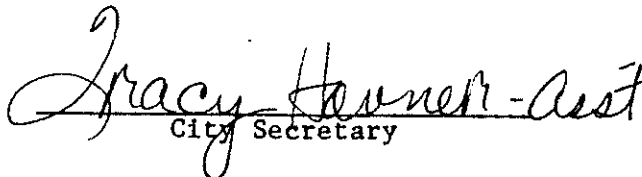
11:00 A.M.

City Council Chambers

1. Call the Meeting to Order
2. Discussion of Sub-area Analysis Survey Form
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 11 day of October, 1984, at 5:00 pm.

  
City Secretary

\*\*MINUTES ARE LOCATED IN THE REINVESTMENT ZONE FILE IN THE CITY SECRETARY'S OFFICE.

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ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NO. ONE (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 18th DAY OF OCTOBER, 1984, AT 11:00 A.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 555 WALNUT, ABILENE, TEXAS. THE FOLLOWING LIST INDICATES ATTENDANCE AT THIS MEETING:

City Council Members Present: Walter E. Wheat  
Welton Robinson  
Harold Nixon

City Council Members Absent: Mayor David Stubbeman  
Dr. Julian Bridges  
Billye Proctor-Shaw  
A.E. Fogle, Jr.

TIF Board Members Present: Raymond McDaniel, Jr., Chairman  
Wade Terrell  
M.L. Richards  
Lynn Barnett  
Jim Tittle  
Sara Hudman  
Jesse Harris

TIF Board Members Absent: H.C. Zachry  
Walter Johnson  
Sam Waldrop  
Mike Young, Jr.  
Syd Niblo  
Downing Bolls, Sr.  
Joe Cannon  
Dick Spalding  
Frank Puckett  
Glen Churchill  
Adolfo Gonzales  
Lee Moore  
Lee Underwood

Staff Members Present: Roy McDaniel, Assistant City Manager  
Lee Roy George, Director of Planning  
Bob Whitehead, Director of Public Works  
Tony Neitzler, Assistant to the Director of Planning

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City Staff (continued)

Wayne Herrington; Community  
Development Coordinator  
Fred Aycock, Assistant Director of  
Community Services  
Sandy Test, Public Information  
Officer  
Patty Patton, City Secretary  
Brad Stone, Principal Planner  
Bob Payne, Principal Planner  
Nelson Ho, Senior Planner  
JoAnn Sczech, Secretary (Recording)

Media Present:

Richard Horn, Abilene Reporter-News  
Karen King, KTXS Television  
Rusty Rhodes, KTAB Television  
Frank White, KRBC Television  
Virginia Leandro, KRBC Radio  
Janis Cochran, KWKC-KORQ (Q100)

Others Present:

Vonceil Robertson, First State Bank  
Terry Meza, Abilene Economic  
Development Corporation

The meeting was called to order by the Chairman, Raymond McDaniel, Jr. Mr. McDaniel informed the City Council members and TIF Board members that the scheduled date of the next meeting is November 8, 1984. The time and place of the meeting have not yet been determined.

Mr. McDaniel explained that the purpose of today's meeting is to look, in depth, at each of the subareas of the TIF district so that specific input covering specific areas could be received. A slide presentation of the various subareas has been prepared by the City staff and a schedule of the times and dates of the presentation was distributed to each member of the study group.

Mr. Lee Roy George was asked to brief the group members on the next step to be undertaken. A packet of information was distributed containing a form to be completed for each of the nine subareas. The form was developed by Nicholas Trkla and Associates, to be completed by the City Council members and TIF Board members, to provide the redevelopment specialists with a complex analysis of each of the subareas. At this point, Mr. George reviewed the analysis forms with the group. It was requested that the analysis forms be completed and returned to the City staff not later than October 26, 1984. Mr. Trkla will in Abilene on November 8th and would like to have an opportunity to review each of the group member's analyses prior to this date.

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At this point Brad Stone reviewed the first three of the seven alternative treatments.

1. Leave as is/No Treatment

- The principal feature of this alternative is the low cost. If this alternative is selected for any one or more of the sub-areas, then more efforts and more funds may be directed toward other subareas considered to be more important. This approach may be appropriate in those subareas where:
  - the present arrangement of things (e.g. density of buildings, types of buildings, etc.) is considered to be adequate
  - the capabilities of the streets and utility systems are also considered to be adequate
  - in those subareas where publicly-sponsored improvements may not be expected to have a "ripple" or regenerative effect
  - evidence of renovation or redevelopment is presently apparent and where publicly-sponsored efforts may not necessarily have any effect
  - it becomes apparent that there will be little or no tax increment to pay for any public improvements
- Should this alternative be applied in the the core area of the CBD so that efforts and funds may be directed toward these more peripheral areas? Or, should efforts be directed toward the core area to strengthen its traditional role as well as its visual and functional prominence?

2. Basic public improvements only as needed (streets, sidewalks, sewers, etc.)

- If this approach for basic public works is adopted, the assumption is made that these basic improvements on streets and sewers, etcetera, will increase the value of the surrounding property. Public improvements such as:
  - improving or constructing streets
  - installing and repairing water and sewer lines
  - expansion and realignment of storm drainage systems
  - constructing and repairing of sidewalks
  - improvement of traffic signal systems
- There is a question as to whether future land use decisions will call for such large scale development or redevelopment to necessitate these types of infrastructural improvements.

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- The aforementioned types of projects represent the traditional role of municipal government. This approach may, however, include some aspects of basic public improvements that are not in this traditional role of municipal government, i.e. off-street parking.
- It is important to recognize that construction of these basic public improvements may sometimes entail limited acquisition of land.
- This type of approach may be used in instances where there is some major private improvement going on. That private improvement may necessitate or entail the relocation or reconstruction of streets and utilities.

3. Basic public improvements plus landscaping/amenity.

- This approach is often associated with encouraging pedestrian activity and the maintenance of an overall attractive retail and office environment in the CBD.
- Application of this approach may entail a slight reduction in the number of on-street parking spaces.
- This approach may involve just publicly-financed improvements or it may involve some combination of publicly/privately financed improvements.

Tony Neitzler, Assistant to the Director of Planning, reviewed the remaining four alternatives.

4. Public improvements and landscaping/amenity, plus rehabilitation assistance (No property acquisition).

- Rehabilitation assistance may be in the form of a loan, a grant, or interest subsidy.
- With this rehabilitation assistance, some properties might be improved that otherwise might never be improved.
- Some of the public investment and rehabilitation assistance should be recovered over time through the tax increment itself.
- If this alternative is selected, it will require public policy determination.
- The provided assistance may not always generate the increases in value that may be expected. (A dollar for dollar return may not be obtained)

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- There may still be some legal questions about the use of TIF mechanisms that must be used to apply the increment in this way.
5. Public improvements and landscaping/amenity, plus combination rehabilitation and spot clearance.
    - Acquisition of parcels of land under this alternative should be acquired subject to their reuse.
    - Even in the area of spot clearance, it is likely that there will come a time when condemnation will have to be employed.
    - Even though lots have been acquired and cleared, there is no guarantee that these lots will be put back into use.
  6. Predominantly acquisition and clearance for new uses.
    - Major change in character for an area. This approach de-emphasizes the mix of old and new uses.
    - This alternative requires a public decision that it is in the best interest of the area and the City to acquire and clear the land.
    - If this alternative is selected for a neighborhood or a portion of a neighborhood, it must be recognized that in this case condemnation is even more likely to be employed than in alternative 5.
    - Some portion of the increment will be lost for a period of time.
  7. Total land reclamation for new uses.
    - Represents the most drastic of all of the alternatives presented thus far.
    - This alternative represents the thinking that the character of the neighborhood needs to be drastically changed.
    - It is almost a certainty that condemnation must be employed in this alternative. This approach represents the maximum public involvement in redevelopment of a neighborhood.

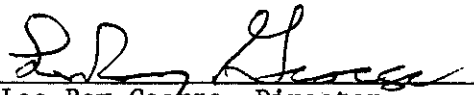
Tony stated that in terms of the last alternatives, it is necessary to have a well thought out plan before a massive redevelopment program. Otherwise it is possible to end up with many parcels that are not or can not be utilized.

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In summary, Lee Roy George stated that an attempt has been made at this meeting to provide an idea of the types of implications that will be considered depending on the option chosen.

Utilizing slides, Bob Payne reviewed the "Future Land-Use Alternatives" (Item E) listed on the subarea analysis form.

There being no further business, the meeting adjourned at 12:05 P.M.

  
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Lee Roy George, Director  
Planning Department

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

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