

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, NOVEMBER 8, 1984, AT 7:00 P.M. IN THE TRAINING ROOM (FOURTH FLOOR), FIRST STATE BANK TOWER, 500 CHESTNUT, ABILENE, TEXAS, TO CONSIDER ITEMS ON THE FOLLOWING AGENDA:

ABILENE CITY COUNCIL

and

ABILENE REINVESTMENT ZONE NUMBER ONE
(Tax Increment Board)

AGENDA

November 8, 1984

First State Bank Tower

7:00 P.M.

Fourth Floor Training Room

1. Call the Meeting to Order
2. Consultant Workshop to Evaluate Alternative Development Concepts, Projects and Programs
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 2 day of November, 1984, at 10:00.

Tracy Hawner - Asst
City Secretary

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

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 8TH DAY OF NOVEMBER, 1984, AT 7:00 P.M. IN THE TRAINING ROOM (FOURTH FLOOR) FIRST STATE BANK TOWER, 500 CHESTNUT, ABILENE, TEXAS. THE FOLLOWING LIST INDICATES ATTENDANCE AT THIS MEETING:

City Council Members Present: David Stubbeman, Mayor
Julian Bridges
Harold Nixon
A.E. Fogle, Jr.
Billye Proctor-Shaw
Walter E. Wheat
Welton Robinson

Tax Increment Board Members Present: Raymond McDaniel, Jr., Chairman
Walter Johnson
Adolfo Gonzales
Sam Waldrop
M.L. Richards
Jim Tittle
H.C. Zachry
Joe E. Cannon
Jesse Harris
Vonceil Robertson (Representing Mr. Syd Niblo)

Tax Increment Board Members Absent: Frank Puckett
Lee Underwood
Lee Moore
Wade Terrell
Lynn Barnett
Mike Young, Jr.
Downing Bolls, Sr.
Sara Hudman
Dick Spalding
Glen Churchill

City Staff Present: Jim C. Blagg, City Manager
Roy McDaniel, Assistant City Manager
Lee Roy George, Director of Planning
Wayne Kurfees, Director of Traffic and Transportation

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City Staff Present
(Continued)

Tony Neitzler, Assistant to the
Director of Planning
Fred Aycock, Assistant Director of
Community Services
Patricia Patton, City Secretary
Robert Payne, Principal Planner
John Hancock, Senior Planner
Nelson Ho, Senior Planner
Ron Quarles, Planner

Others Present:

Nicholas Trkla, President, Trkla,
Pettigrew, Allen and Payne
Brian Bochner, Barton Aschman
Associates
Terry Meza, Abilene Economic
Development Corporation
Charles Nolen
Betty Boudreaux
Leroy Edwards
Wilton Turnerhill
C. Anderson

Mr. Trkla explained that the second phase in the redevelopment process is designed to focus on alternatives. The alternatives will deal with:

1. Alternatives for the basic physical development concept -
 - Land Use
 - Transportation and Circulation
 - Parking
 - Urban Design
2. Specific projects
 - Identify range of alternatives and "Trade-offs"
 - Identify implications
3. Basic Strategy
 - Leverage - Public and Private Resources
 - Joint Project Opportunities

Mr. Trkla then provided the group with a summary of the questionnaires completed by the City Council and TIF Board Members regarding the eleven subareas in the TIF district.

Area A - Land Use - Medium Density Housing
Treatment - Public Improvements, Landscaping & Spot Clearance

Area B - Land Use - Retention of Light Industrial/Warehousing
Treatment - Spot Clearance & Public Improvements

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Area C - Land Use - Civic/Cultural
Treatment - Spot Clearance/In-fill New Development/Public
Improvements/Upgrading

At this point, Mr. Trkla reviewed the TIF land use map which provides the consultants' functional land use plan for the downtown:

1. The delineation of the "office-commercial core" area. This area provides a specific zone or area in which the highest concentration of new uses should take place.
2. The area on the south side of the district should be classified as an office-governmental center and the improvements should be guided in the area to reinforce this designation.

Mr. Brian Bochner, an associate of Mr. Trkla's with Barton-Aschman, stated that in order for the downtown to successfully redevelop, the necessary support systems must be in place. Two of the areas of support addressed by Mr. Bochner were access and circulation.

Mr. Trkla then targeted the office-commercial core and the office governmental center. Mr. Trkla stated that these, in his belief, were two areas which would have the most potential for securing a combination of public/private actions. Mr. Trkla provided those in attendance with a list of projects - alternatives for the Board's consideration.

1. Private Development Projects
 - Development of Retail Complex
 - Development of Hotel Mixed-Use Project
 - Build Up of Downtown Resident Population
 - Infill Retail, Restaurant, and Commercial Service Uses
 - Define Parking and Office Development by the block bordered by Pine, Walnut, North 2nd and North 1st
 - Encourage improvement and/or renovation of Abilene Towers, Windsor Hotel and Drake Hotel
2. Civic and Cultural Projects
 - New Fine Arts Historical Museum
 - Restoration of the Paramount Theatre
3. Expansion of the City Hall/Police/Fire Complex
4. Gateway Improvements at Key Entry Points into the Central Area
5. Street Closures in the Industrial Area along Treadaway

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6. A Capital Improvements program may help some of the areas in the south and extreme northeast of the City. That is, a certain amount of proceeds from the increment fund could be set aside each year and utilized on an as-needed and persistent basis to make infra-structural improvements. Although this may not make good economic sense from the standpoint of attracting new increment generating sources, it may nevertheless make good political sense.
7. Landscaped Parking Areas Provided on an as-needed Basis
8. Possibility of creating a step-down Plaza in the Area Around the train station
9.
 - a. Parks and Open Spaces (east of the Civic Center)
 - b. Landscaped Buffer (vacated North 6th along City Hall Complex)
 - c. Linear Landscape Buffer Along the North and South Edges of the Proposed North 6th Boulevard
 - d. Land Acquisition
 - Acquisition of the Site for Retail Galleria
 - Acquisition of the Site for the New Hotel/Mixed-Use Project
 - Acquisition of the Site for the Fine Arts/Historical Museum
 - Acquisition of Lands for the Development of N. 6th & N. 7th (Civic Center to North Treadaway) - Along with Adjoining Lands for Buffering and Park Areas
 - Acquisition of Land for Gateway Improvements
 - Acquisition of Land for Surface and Necessary Structure Parking
 - Acquisition of Excess Railroad Property in the Central Area
 - Consideration of a Voluntary Acquisition Program (Perhaps Utilizing Community Development Block Grant Funds)
 - Consideration of Utilizing TIF Funds to set a Revolving Loan Program (In Conjunction with Local Lending Institutions)

Mr. Trkla explained that the objective of the Phase is to reach an agreement on a functional land use plan and strategy; to reach an agreement on some of the projects that will serve as the basis for refinement of the TIF Project Plan under the state law; and to reach an agreement on the logic or rationale for the revitalization strategy. At this point Mr. Trkla asked for responses to the proposals presented at this meeting.

There was a question about the usage of the term "core."

Mr. Trkla responded that "core area" has a very specific meaning in downtown planning. The core area, in the traditional sense, is the "heart" of the pedestrian activity, financial institutions, offices and retail shops.

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Mr. Trkla was asked to review the retail situation in the downtown.

The response was that the loss of the retail uses in the downtown is probably as drastic as any problem in the area. A modestly-sized retail project in conjunction with a hotel may provide the concept for downtown revitalization in the area of retail.

Discussion followed regarding the possibility of streets closures (Cypress in particular) and access into and circulation within the downtown area.

Mr. Trkla will develop a questionnaire to be distributed to each of the TIF and City Council members as a general view and review of the basic concepts of the downtown redevelopment. A meeting will be scheduled within the next few weeks to discuss the results of the questionnaire.

There being no further business, the meeting was adjourned.

Lee Roy George, Director
Planning Department

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

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