

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)
STUDY SESSION ROOM
201 WEST GRAY
1:30 P.M.
January 21, 2014

The Tax Increment Financing District #2 - University North Park ("UNP TIF") Oversight Committee met at 1:30 p.m. in the Municipal Building Study Session Room on the 21st day of January, 2014.

PRESENT: Mike Givel, Joe Siano, Clint Williams, Fred Walden, Ted Smith and Chair Harold Haralson

ABSENT: Heath Hans, Janese Shepard and Hal Ezzell

OTHERS PRESENT: Anthony Francisco, Finance Director
Jeff Bryant, City Attorney
Kathryn Walker, Assistant City Attorney
Suzanne Krohmer, Budget Manager
Shawn O'Leary, Director of Public Works
Angelo Lombardo, Traffic Engineer
Scott Sturtz, City Engineer
Wayne Russell, Traffic Engineering Consultants (TEC)

The meeting was called to order by Chair Haralson at approximately 1:33 pm. A quorum was present.

The minutes from the December 10, 2013 meeting were approved.

Anthony Francisco introduced Shawn O'Leary who provided the infrastructure update. Shawn provided a handout (see attached) that included a memo and two maps. This handout provided detailed information regarding the frontage road extension and NEDC infrastructure improvements. Shawn walked through the handout. He noted that NEDC improvements are estimated to cost \$4,372,375 (per a recent bid) and will be donated to the City for on-going maintenance once complete. The frontage road extension is a City project to be funded by TIF dollars and estimated to cost approximately \$2.1 million. Bids are scheduled to be opened in February 2014. Shawn noted that both projects are scheduled to be completed by the fall of 2014. Discussion took place during the presentation.

Shawn introduced Wayne Russell with TEC to cover the master lighting plan. Wayne provided a handout (see attached). Wayne walked through the handout noting cost of various aspects of the lighting system including maps of the area and proposed light pole locations. Several questions were asked during the presentation. Wayne discussed LED lighting including cost savings and overall light quality. Chairman Haralson asked Jeff Bryant if the Architectural Review Board (ARB) held overall approval of UNP TIF lighting and Jeff responded that he believed they did. Jeff

noted that 3 of the ARB members have seen the plan and that he would make sure the appropriate approval was obtained.

Anthony Francisco and Shawn O'Leary provided a brief update regarding I-35 westside improvements. Shawn noted that planning was still ongoing with nothing new to report. He did comment that significant interchange modifications to I-35 would have to be funded by the State due to the extremely high cost.

Anthony Francisco provided a brief update regarding Legacy Park construction. He noted that progress continues and encouraged committee members to drive by and see what all has been done.

During the miscellaneous discussion Jeff Bryant noted that the lot sale within the NEDC property had not occurred before January 1st and previously thought but that negotiations are still on-going and he felt something would be completed by April 2014. Ted Smith also noted that he would like to see the outstanding debt amount and the escrow balances on the monthly financial reports.

The meeting was adjourned at approximately 2:10.