
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

September 17, 2024

PRESENT:

Ann Arnold-Ogden	◆ Member
Wendy Browder	◆ Vice Chair
Jose Garcia	◆ Member
Nadia Menchaca	◆ WFAAC Liaison
Mike Mitchell	◆ Chairman
Councilor Michael Smith	◆ Member
Fabian Medellin, Planning Manager	◆ City Staff
Christal Cates, Neighborhood Revitalization Coordinator	◆ City Staff

ABSENT:

Larry Fox	◆ Member
Councilor Larry Nelson	◆ Member
Andrea Robles	◆ Member

GUEST:

Sydney Fosnaugh, Arts Alliance Intern	◆ Guest
Whitney Flack, District 1 City Council Candidate	◆ Guest
Debi Johnson, Neighborhood Resident & Developer	◆ Guest

I. CALL TO ORDER

The meeting was called to order by Chairman Mike Mitchell, at 4:03 p.m. and introductions of all attendees made.

III. PUBLIC COMMENTS

Chairman Mitchell asked if there were any members of the public that wished to speak. Debi Johnson, neighborhood resident and developer stated she was not getting email communications about meetings. Mrs. Cates advised she would look into the matter and resolve it the following business day.

VII. ADOPTION OF THE MINUTES

Chairman Mitchell asked for a motion to approve the minutes from September 3rd, 2024. Councilman, Michael Smith made a motion to approve the minutes as presented. Vice-Chairwoman, Wendy Browder seconding. The motion passed unanimously with a vote of 5-0.

VIII. REGULAR AGENDA

1. Continued Discussions on the Neighborhood Empowerment Zones (NEZ)

Mrs. Cates presented the draft Neighborhood Empowerment Zone (NEZ) for the Neighborhood Revitalization Area to the Committee and gave a review of the NEZ that had been revised as recommended by the Committee. Staff reviewed the proposed incentives and noted plats fee should be added as it was originally but was not showing on the current draft. Staff advised this would be corrected on the next draft.

Staff advised the Committee current incentives offered if anything needed revisions. The Committee stated the incentives listed (with the addition of plats fees) was correct:

- Building Permit Fees
- Demolition Fees
- Inspection Fees
- Plan Review Fees
- Right-of-Way Permit Fees
- Landfill Fees
- Fire Permit Fees
- Zoning Application Fees
- City Plat Application Fees
- City Tax Abatements
- Release of City Liens
- City Plat Application Fees
- City Tax Abatements
- Release of City Liens

Staff next discussed tax abatements with the Committee and asked if they wanted to leave the threshold eligibility at rehabilitation costing a minimum of 10% of the base value of the property for the 100% municipal tax abatement for 5 years. After discussions the Committee agreed on leaving the 5-year tax abatement threshold at a minimum of 10% of the base value of the property.

Discussions were also held on the matter of the 51% of the base value threshold requirement for a 10-year abatement. Mrs. Cates advised meetings with the Finance Department produced a suggestion of making the stair-step abatement for the 10-years 3 steps instead of 5. After discussions staff advised those step changes would be reflected in the next revision.

The Committee also expressed a desire to have design guidelines in place and suggestions of building back to the original character of the neighborhood. After lengthy discussions of what the Committee and guests would recommend, staff advised a proposed design guideline could be put together for their review if agreed on. Committee agreed and staff stated they would try to have the proposed design guideline by the next meeting for review and revisions.

2. Introduction to Zoning

Due to timing the Committee decided to table the Zoning discussion until the next meeting.

IX. OTHER BUSINESS**Community Change Grant Update**

Mrs. Cates briefly discussed progress made on the Community Change Grant application as well as meetings that were held with potential partners. Staff advised of the executed Partnership Agreement with Habitat for Humanity of Wichita Falls and the City of Wichita Falls on September 9th, 2024.

Staff advised meetings had been held with potential partnerships Ms. Selena Hurtado, owner of 1600 Monroe Street the Farmer's Market Association of Wichita Falls.

Councilman Smith asked for an update on the meeting held with Dr. Donnie Lee, Superintendent with the Wichita Falls Independent School District. Staff advised Dr. Lee was excited about the projects going on in the neighborhood, but at that time the plans for the Old High structure were unknown and they would not be able to meet the application deadline to participate as a partner on the grant. The Committee expressed disappointment the Wichita Falls Independent School District would not be able to participate as a partner for the grant. Advised possibly later on a Community Benefits Partnership could be cultivated for combined efforts of the revitalization community.

Bridwell Park Update

Mrs. Cates gave a brief update on Bridwell Park. Photos were displayed and Mrs. Cates stated Futsal goals had been installed. Fencing and striping are pending on contractors. Staff advised once the Parks Director had completed the project, or given staff a completion date, a new date for the party would be scheduled.

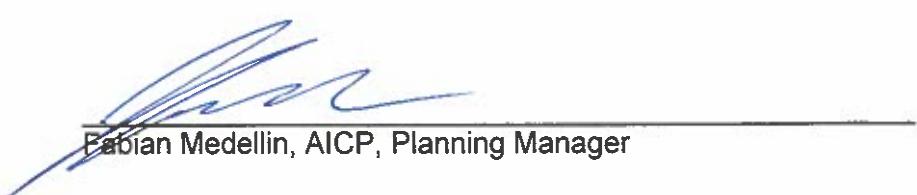
VII. ADJOURN

Staff advised the next meeting was scheduled for Tuesday, October 1st at 4 p.m. to be held at the Arts Alliance conference room. A reminder for the sub-committee meeting for Bridwell Park unveiling event would be held Tuesday, September 24th at Wichita Tower, 705 8th Street, 6th Floor Planning Conference Room at 4pm.

Chairman Mitchell adjourned the meeting at 5:03 p.m.


Mike Mitchell, Chairman

10/1/2024
Date


Fabian Medellin, AICP, Planning Manager

10-1-24
Date