
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

September 2, 2025

PRESENT:

Ann Arnold
Wendy Browder
Whitney Flack
Jose Garcia
Jacob Harrell
Mike Mitchell

◆ Member
◆ Vice Chair
◆ Councilor
◆ Member
◆ Member
◆ Chairman

Terry Floyd, Director of Development Services
Christal Cates, Neighborhood Revitalization Coordinator

◆ City Staff
◆ City Staff

ABSENT:

Robert Brooks
Selena Hurtado

◆ Councilor
◆ Member

I. CALL TO ORDER

Chairman, Mr. Mike Mitchell, called the meeting to order at 1:31 p.m.

II. PUBLIC COMMENTS

Chairman Mitchell asked if any members of the public wished to speak. There were no members of the public present.

III. ADOPTION OF THE MINUTES

Chairman Mitchell made a motion to approve the minutes as presented from July 22th, 2025. Councilor, Councilwomen, Mrs. Whitney Flack seconded. No members of the public were present. Vice Chair Browder called for a vote regarding the minutes. The motion passed unanimously, 6-0.

IV. REGULAR AGENDA

1. Discussion of Tree Abatement Program Revisions

Staff discussed revisions made to the draft Tree Abatement Program and application as directed by the Committee from the previous meeting. The Committee agreed to remove the requirement under Eligibility section one that states an application must own and reside in the structure. 1. *“Must own and reside in a residential property located within the Heart of the Falls Revitalization Area”* to read as, *“Must own a residential property located within the Heart of the Falls Revitalization Area”*.

After further discussion with the Committee and staff it was decided that priority should be given to owner occupied structures for the first year. Staff advised it would be noted in the program outline.

The Committee confirmed to staff they wanted the applications open to both residential and commercial properties. Applications will be required to have the property owners' signature and for the first year will be on a first come, first serve basis until funding is exhausted. Applicants cannot be delinquent on any funds owed to the City to be eligible for the program.

The Committee states after the first year of the program they would like to revisit the eligibility requirements and possibly add income restrictions at that time. Staff advised they would have a final draft outline of the program as well as a final draft application for their review and vote at the next scheduled meeting on October 7th, 2025.

V. OTHER BUSINESS

1. Updates

A. Proposed Zoning Amendment Updates

Updates were given to the Committee regarding the Planning & Zoning meeting held Wednesday, August 13th and the unanimous vote to favorably recommend the proposed zoning amendments to City Council at the meeting on Tuesday, September 16th.

B. CDBG Funded Projects

Staff gave an update on the baseball field at Bridwell Park that is Parks is rehabbing with funding through the Community Development Block Grant. Two new 12-foot benches for the dugouts have been ordered for \$2,550.82 and a bid proposal contract from GB Construction for \$43,365 was scheduled to be signed that week.

Staff gave an update on the missing sidewalks project in the Heart of the Falls Revitalization area sponsored by a CDBG grant and the phases of that project. Staff requested \$50,000 on the application and was awarded \$75,000. Staff received a request from Committee member, Pastor Jacob Harrell to complete the sidewalk trail inside of Bridwell Park. Staff will work together with Park, Purchasing and Neighborhood Services to begin work on this project and attempt to include the sidewalks in Bridwell Park with the allotted unbudgeted funding.

C. Neighborhood Empowerment Zone (NEZ) Application Update 1103 & 1105 Monroe Street

Staff gave an update on the NEZ applications received for a new residential structure to be constructed at 1103 and another at 1105 Monroe Street. The owner was requesting permit waivers and tax abatements. The property owner, Beatriz Nino, has proposed to construct two residential structures on vacant property, investing an estimated total of \$280,000 into the projects, which would qualify for a

10-year abatement agreement. Staff advised at that time the draft tax abatement agreement was in legal being reviewed and a meeting with the Wichita Appraisal District was to be held on Wednesday, September 3rd with staff and City Attorney, Monica Aguon to discuss the proposed tax abatement agreement.

VI. ADJOURN

The next regularly scheduled meeting was set for Tuesday, October 7th at 1:30pm at the Travel Center Conference Room.

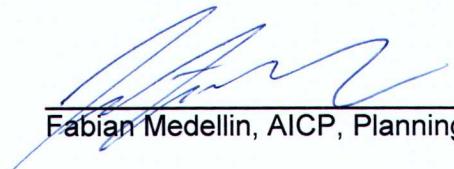
Chairman Mitchell adjourned the meeting at 2:19 p.m.



Michael Mitchell, Chairman

10/7/25

Date



Fabian Medellin, AICP, Planning Manager

10-7-25

Date