
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

September 3, 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

I. CALL TO ORDER

The meeting was called to order by Chairman Mike Mitchell, at 4:04 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. No comments from the public.

VII. ADOPTION OF THE MINUTES

Chairman Mitchell asked for a motion to approve the minutes from August 20th, 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 Community Change Grant

Mrs. Cates briefly discussed progress made on the Community Change Grant application as well as meetings that were held with potential partners. Staff directed the Committee to review the draft Partnership Agreements that were provided in the meeting book distributed before the start of the meeting for any revisions or suggestions they may have had.

Staff advised two draft agreements were provided for their review, the first for the potential partnership of Habitat for Humanity of Wichita Falls and the second for Ms. Selena Hurtado, owner of 1600 Monroe Street.

Mrs. Cates advised that staff was invited to attend the next Habitat for Humanity board meeting that would be held on Monday, September 9th at 5 p.m. to present the Community Change Grant from the U.S. Environment Protection Agency and a potential partnership agreement for the Board to take action on. The partnership agreement listed specific roles and responsibilities both the City and Habitat for Humanity would agree to. Mrs. Cates stated essentially the partnership would be for the City of Wichita Falls to rehabilitate structures within the Neighborhood Revitalization Area, reducing indoor toxins and making the structures energy efficient, and gift to Habitat for Humanity for placement of low-income families.

The second draft potential partnership for Ms. Hurtado listed the specific roles and responsibilities both the City and Ms. Hurtado would agree to. One of the requirements for Ms. Hurtado would be to provide a leased tenant space for two years at \$0 for the time of the lease. This lease would be to provide fresh produce, diary and meats for the neighborhood in return for rehabilitating the commercial property Ms. Hurtado owns to reduce indoor toxins and make the structure energy efficient.

Committee discussed the partnerships and what responsibilities would be for both all parties involved. Committee members advised to proceed with other potential partnerships for the Community Change Grant as needed.

2. 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 what a NEZ was as well as how it is structured and potential benefits it would provide for the zone.

Staff advised the Committee what incentives could be offered in detail to see what the Committee would like to have in the draft NEZ. The Committee stated they would like to see the incentives that were listed:

- Building Permit Fees
- Demolition Fees
- Inspection Fees
- Plan Review Fees
- Right-of-Way Permit 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

Committee member, Mr. Jose Garcia suggested to add Landfill fees to the list of incentives that could be waived. Staff advised they would add it in the next draft of revisions.

Staff also discussed tax abatements with the Committee and advised what tax law stated could and could not be offered, as well as what terms and requirements the Committee would like to recommend to City Council. After discussions among staff and the Committee it was decided to offer the incentive of tax abatement on any new construction or rehabilitation project in the NRA. The Committee came to a consensus to offer 100% abatement for five years in the exchange for a minimum of 10% up to 50% of the Base Value of the property. To apply for a ten-year abatement the Committee recommended 100% abatement for the first five years, and to decrease the percentage of abatement by 20% per year

Staff also discussed tax abatements with the Committee and advised what tax law stated could and could not be offered. After lengthy discussions the Committee agreed to base the percentage and length of tax abatement on a percentage (based off the value of the home) of the cost of the rehabilitation proposed. Staff advised these revisions would be reflected in the next draft of the NEZ for their review.

IX. OTHER BUSINESS

Bridwell Park Update

Mrs. Cates gave a brief update on Bridwell Park. Photos were displayed and Mrs. Cates stated all concrete had been poured. The date for the Bridwell Park Block Party had been delayed due to construction and material delays. Staff advised once the Parks Director had completed the project, a new date for the party would be scheduled.

City Council

Staff asked the Committee to please attend the upcoming City Council meeting on September 3rd, at 8:30 a.m. to show support of the recommendation they had given for staff to proceed with applying for the Community Change Grant from the U.S. Environment Protection Agency.

VII. ADJOURN

Staff advised the next meeting was scheduled for Tuesday, September 17th 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 10th at Wichita Tower, 705 8th Street, 6th Floor Planning Conference Room at 4pm.

Chairman Mitchell adjourned the meeting at 5:08 p.m.



Mike Mitchell, Chairman

9/17/24

Date



Fabian Medellin, AICP, Planning Manager

9-17-24

Date