

Municipal Development District Meeting

Meeting and Workshop
Aubrey Municipal Development Building
205 S. Main St
Aubrey, TX 76227
April 9, 2024
6:00 PM



Called meeting to order –

President Drew called the meeting to order at 5:30 p.m.

Present:

President – Holly Drew (Place 6)

Vice President – Erin Bogar (Place 3)

Secretary – Mike Browning (Place 5)

Director Place 2 – Jesse Auer

Director Place 4 – Mark Arbenowske

Director Place 7 – Tim Heitman

Others Present:

Charles Kreidler, City Manager

Christine Gossett, Executive Director

Alicia Kreh, Attorney/TOASE – via Zoom

Darrell Taylor, Project Advocates – via Zoom

Chris Branham – Catalyst Group

Jason Claunch – Catalyst Group - via Zoom

Presentation and Discussion with Catalyst Group, Jason and Chris, for the Strategic Plan.

Director Place 1 - Viki Dunn arrived at 5:42 p.m.

Closed Work Session at 6:13 pm

Call Regular Session to Order:

President Drew called the regular meeting to order at 6:13 p.m.

President – Holly Drew (Place 6)

Vice President – Erin Bogar (Place 3)

Secretary – Mike Browning (Place 5)

Director Place 1 - Viki Dunn

Director Place 2 – Jesse Auer

Director Place 4 – Mark Arbenowske

Director Place 7 – Tim Heitman

Others Present:

Charles Kreidler, City Manager

Christine Gossett, Executive Director

Alicia Kreh, Attorney/TOASE – via Zoom

Darrell Taylor, Project Advocates – via Zoom

Jim Sabonis, Hilltop Securities – via Zoom

Tarsha Polk Hearn, The Marketing Lady, LLC – Aubrey area citizen

Invocation & Pledge of Allegiance:

Secretary Browning led the invocation and the pledge.

Community Announcements

Charles Kreidler reminded everyone of the upcoming Concerts in the Park starting April 27th, weather permitting, and runs through June this summer.

Citizen Input:

None.

Consent Items:

1. Minutes of the following Board of Directors Meeting(s):
 - a. March 7, 2024, Regular Meeting
2. Monthly Financial Report
 - a. March 2024 – not available by meeting date
3. Aubrey Area Chamber of Commerce Lease

Director Dunn motioned to approve the Consent Items including the Consent Agenda. Director Arbenowske seconded the motion. Motion carried 7 to 0.

Staff Report:

Vice President Bogar requested to move Staff Report to be given after Item #5.

New Business:

1. Discuss and consider financing options for the purchase of property located at 916 US 377, Aubrey, Texas 76227 and Highmeadow Rd. for \$830,000.

Presentation by Jim Sabonis with Hilltop Securities. Discussion only. No action taken.

2. Consider and approve a resolution authorizing the purchase of property at 916 US 377, Aubrey, Texas 76227

and Highmeadow Rd. for \$830,000 and recommending the Aubrey City Council approve the purchase of 916 US 377, Aubrey, Texas 76227.

Vice President Bogar motioned to approve a resolution authorizing the purchase of property at 916 US 377, Aubrey, Texas 76227 and Highmeadow Rd. for \$830,000 and recommending the Aubrey City Council approve the purchase of 916 US 377 in Aubrey.

Director Dunn seconded the motion. Motioned carried 7 to 0.

3. Consideration and approve updates to the Aubrey MDD Targeted Improvement Grant program.

Discussion only. Directions were received to come back to the next meeting with an updated grant policy and application. No action taken.

4. Consider and approve a print ad in the Lakeside City Lifestyle magazine.

Secretary Browning motioned to approve staff placing a half-page ad in Lakeside City Lifestyle, 3 times this summer at the discretion of the Executive Director on the timing and ad content, as long as the content is driving traffic to visit the MDD website.

Director Arbenowske seconded the motion. Motion carried 5 to 2.

5. Consideration and review of Mural Submissions.

Discussion only. No action taken.

Staff Report:

Executive Director Gossett presented the March Staff Report with a social media activity report, updates on Aubrey area business visits, new business openings, and business closings.

6. Work Session discussion, including, but are not limited to:

- a. Goals and Objectives for the MDD Board
- b. Staff Expectations and Direction
- c. Economic Development Incentives
- d. Executive Director Training Opportunities and Planning
- e. Board Member Training Opportunities

No Discussion. No action taken.

Future Agenda Requests:

2023-24 Budget updates; Broker Tour; Grant; Mural Submissions Update

*****EXECUTIVE SESSION*****

Following Board Discussion, Director Dunn motioned to close the Open Session and go into Executive Session at 9:16 pm. regarding Section 551.071 – Consultation with Attorney, Section 551.072 - Real Property, Section 551.087 - Economic Development Negotiations, and Section 551.074 - Deliberation regarding Personnel Matters.

Director Arbenowske seconded the motion. Motion carried 7 to 0.

Vice President Bogar left during Executive Session at 9:25 p.m.

President Drew left during Executive Session at 9:25 p.m.

Following board discussion, Director Dunn motioned to close the Executive Session and reconvene the Open Session at 9:48 pm. Director Arbenowske seconded the motion. Motion carried 6 to 0.

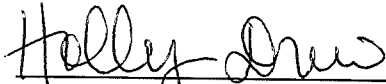
President Drew returned after Executive Session at 9:48 p.m.

Reconvened into Open Session

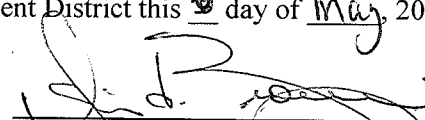
ADJOURN

Director Dunn motioned to adjourn the meeting at 9:49 pm. Director Auer seconded the motion. Motion carried 6 to 0.

PASSED and APPROVED by the Aubrey Municipal Development District this ¹⁶~~9~~ day of May, 2024.



Holly Drew, President



Mike Browning, Secretary