

Neartown Association Meeting Minutes March 24, 2015
Cherryhurst Park Community Center, 1700 Missouri St
28 ½ in attendance

22+ in attendance

Called to order by Greg at 7:00 pm

1). Introductions

2). Allen Parkway Parking Plan—Ryan Leach Executive Director- Downtown Redevelopment Authority

Ryan Leach and Lonnie Hoogeboom, Director, Planning & Design, presented the improvements that are being made to Allen Parkway funded by Downtown TIRZ #3. The project covers 2 miles, from Dunlavy to the I-45 interchange. The goals are to increase safety, improve access to Buffalo Bayou Park, provide parking, and develop a scenic connection between Shepherd and Downtown. Improvements include:

- Over 175 new parking spaces along with a parking access lane immediately adjacent to the park, plus additional spaces on the south side of Allen Parkway
- Traffic signals and pedestrian crosswalks at Dunlavy, Taft, and Gillette and a pedestrian-activated signal with crosswalk between Gillette and Downtown
- Safer traffic connection to I-45
- Planting of Mexican Sycamore trees along the parkway

Construction is expected to start this summer and be completed the spring of 2016

Presentation slides: http://www.mainstreettirz.com/images/150205_Allen_Parkway_Public_Meeting_Final.pdf

Downtown RDA/TIRZ #3 website: <http://www.mainstreettirz.com/home.html>

3). Montrose TIRZ Update:

- Kay Warhol reviewed Ellen Cohen's Neartown Association Member Presidents meeting of March 11, 2015. 1) The City of Houston is at 20%, \$37 billion of the allowed 25% limit on the percentage of total \$185 billion appraised value that can be committed to a TIRZ. 2) There is a lot of competition for the remaining \$9 billion available for TIRZ creation in Houston. 3) All of the taxable value in the zone is included in calculating the base value and the increment – including the residential property. 4) For purposes of a TIRZ any multi-family dwelling of less than 5 units is considered residential property. 5) The total assessed value of Neartown/Montrose is \$5 billion. 5) The maximum amount of residential value in a TIRZ is 30%. Web link to Ellen Cohen's slides: <https://www.dropbox.com/s/pmk64wf6fil946q/Cohen%20Slide%20Show.pptx?dl=0>
- Kay reviewed the Neartown Town Hall Meeting of March 14, 2015. 1) Ellen Cohen's TIRZ meeting and issues discussed. 2) Next steps to analyzing TIRZ options of annexed, standalone or none were discussed. 3) Volunteer names were taken for committees to determine the details of TIRZ options. Slides from Neartown Town Hall Meeting: <https://www.dropbox.com/s/dh85ux5fp62jki0/PowerPoint%20Presentation%20-%20Community%20Meeting%203-14-15%20v3.pptx?dl=0>
- Greg LeGrande review the below Volunteer Assignments:
 - Needs Identification—Critical needs and project priorities for Montrose
 - Existing CIP—Map and categorize current city projects underway or soon to be underway (next 3 years)
 - High Increment Potential—Identify specific areas of current and future major value increase based on planned or possible development
 - Process—Research city and state TIRZ laws
 - TIRZ Performance—Research performance of Upper Kirby and Midtown TIRZ.

- COH—Planning Department Interface
- Greg asked that the volunteers review the committees and advise as to items they would work on. Work from the volunteers will be used as the knowledge base for a member association vote to be taken at the next Neartown meeting for the TIRZ option supported by Neartown.

4). Other— None.

The meeting was adjourned at 8:15pm