

CITY OF FORT WORTH, TEXAS
WOODHAVEN TAX INCREMENT REINVESTMENT ZONE NUMBER 13 WOODHAVEN
REGULAR MEETING MINUTES
September 4, 2024

Board Members/Commissioners in Attendance: Jeanette Martinez, Vice Chair; Linda Christie;

Board Members/Commissioners in Attendance Remotely: Joyce Thomas; Ken Newell;
Shannon Fletcher; Sandra McGlothlin,

Board Members/Commissioners Absent: Roderick Miles; Vernell Sturns; Gyna Bivens, Chair

City Staff: Robert Sturns, Ori Fernandez, Crystal Hinojosa, Lindsay Mesa, Martha Collins, JB Strong; Fernando Costa

CALL TO ORDER

The Woodhaven Tax Increment Reinvestment Zone No. 13 convened in a regular called meeting on September 4, 2024, in the City Council Conference Room 2020 at 3:30pm Texas Street in Fort Worth, Texas.

Chair Gyna Bivens called the Woodhaven Tax Increment Reinvestment Zone No. 13 Meeting to order at 3:35 p.m.

APPROVAL OF MINUTES

a. Approval of the August 7, 2024 Meeting Minutes

Motion was made by Board Member Jay Singleton and seconded by Board Member Linda Christie. The motion passed on a 6-0 vote. Board Members Roderick Miles; Vernell Sturns; Gyna Bivens, Chair were absent

BREIFING

a. Woodhaven Conservation Plan Update (Mindy Watts, Interface Studio)

Mindy Watts presented the update for the Woodhaven Conservation Plan. Kevin from Ninigeret partnering with Interface explained the TIF has been performing well since 2018 the increase in property value has been from multifamily properties. Has not been driven from commercial property but from the multifamily and single-family properties. What has driven the value has been the multi family. There is a wide income disparity within the neighborhood, with many renter households spending more than they can afford on housing. The community desires more community spaces, outdoor amenities and improved connectivity. There is interest in new businesses and mixed-used development as well as reinvestment in existing apartment communities. The next steps will include new information, draft vision statement, goals, and strategies for the neighborhood. Community feedback and collaboration are important for developing project ideas and policies.

The preferred alternative for Brentwood Stair and Bridge Street includes maintaining two-way connections and options for lanes or wide sidewalks.
Feedback from Woodhaven residents indicates a desire for safe features, additional trails, walkable streets, and more restaurants.
The Woodhaven area needs transportation improvements that leverage natural features and create proper destinations.

DISCUSSION AND ACTION ITEMS

- a. Consider a resolution to amend the Vendor Services Agreement with Interface Studios, LLC to reallocate project funds to update the hourly rate for the Project Manager and to allow for continued work with The Collaborative (Lindsay Mesa, Economic Development Coordinator)

Lindsay Mesa discussed an amendment to the vendor services agreement with Interface Studios LLC. Changes included an increase in the hourly rate for the project manager and increased time and amount for The Collaborative. There was a reallocation of funds, but no overall increase in the project budget.

Vice Chair Martinez asked if there was a motion on the item. Board member Singleton moved to approve, seconded by Board member Sandra. The motion passed with a 6-0 vote, with Board Members Roderick Miles and Vernell Sturns, Gyna Bivens, Chair were absent.

REQUEST FUTURE AGENDA ITEMS

None

PUBLIC COMMENT

Paul Kerpoe – Interface Studio should not be requesting additional funds, and the request to amend the contract is disappointing.

Robert Sturns addressed the concern, explaining that the total contract amount will remain unchanged; the request to amend the contract is solely to reallocate funds from one-line item to another.

ADJOURN

Vice Chair Jeanette Martinez adjourned the meeting at 3:54 p.m. without objection.



Gyna Bivens – Chair


The minutes were approved at this 16 day of November, 2024
day month