



November 5, 2025

TIF 13 Board of Directors

Woodhaven Community Development has reviewed the Woodhaven Conservation Plan and considered the recommendations in terms of our vision for the community, TIF funding eligibility of the suggested projects and the near term feasibility of each project. Based on this, we would like to offer the following recommendations for development using TIF funding. We have previously presented this list to the City's Economic Development Department but we have added our preferences for the prioritization of the actions in this letter.

Conservation Plan Recommended Projects

Priority Conservation Plan Item

- 1 2. Playground \$1,000,000

Adjacent to the library. We recommend a set of playground equipment only so that the area is child friendly.
- 2 14a. Acquisition & Demolition of 5900 & 5924 Boca Raton - \$2.7MM

Replat as a single parcel and offer the property at a discounted rate to a developer with the best response to an RFEI. This cost would be partially offset by the sale price of the property to the developer.
- 3 14b. Acquisition & Demolition of 1201 Country Club Lane - \$4.2MM

Offer the property at a discounted rate to a developer with the best response to an RFEI. This cost would be partially offset by the sale price of the property to the developer.
- 4 4. Restripe, re-sidewalk and tree plant Boca Raton - \$3.5MM

Oakland Hills drive, as suggested in the plan, is narrower and would be more difficult.



Priority Conservation Plan Item

5 Eastside Transportation Plan Consideration

Trinity Trails connectivity

We recommend utilizing the Oncor power easement to extend the Trinity Trails south from the river to Bridgewood with connections to Boca Raton and the East Regional Library. This could be considered as a use for TIF funds.

6 3. Park Connection

Create a pedestrian friendly intersection at Woodhaven Boulevard and Randol Mill Road connecting to Quanah Parker Park. We suggest going beyond the proposal in the Conservation Plan and including a roundabout at that intersection. We are unable to provide a cost estimate for this.

7 11. Continue to design and implement gateway improvements with landscaping, public art, and signage

Enhance the overall aesthetics and consciousness of the commercial and residential area by installing and improving public art such as murals, entryway signage and landscaping.

Additionally, work with commercial businesses to inspire them to enhance their facilities and surrounding properties.

Further definition will be needed to estimate costs.

We would welcome the opportunity to explain our rationale for the selection and prioritization of the above projects. Please contact us if you would like any additional information.

Todd Judge – President: judge.todd@gmail.com

Keith Larson – Vice President: keith@thelarsons.biz

Paul Kerpoe – Secretary: L-P@kerpoe.com

Sincerely,
Paul Kerpoe
Secretary