
MINUTES

Central Wichita Falls Neighborhood Revitalization Committee

October 1, 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
Debi Johnson, Neighborhood Resident & Developer	◆ Guest
Ambreen Farooq, Neighborhood Resident & Developer	◆ Guest
Asad Farooq, Neighborhood Resident & Developer	◆ Guest
Sylvia Turner, Neighborhood Resident	◆ Guest
Kevin Turner, Neighborhood Resident	◆ Guest

I. CALL TO ORDER

Chairman Mike Mitchell called the meeting to order at 4:01 p.m., and all attendees were introduced.

III. PUBLIC COMMENTS

Chairman Mitchell asked if there were any members of the public that wished to speak. No comments from the public made.

VII. ADOPTION OF THE MINUTES

Chairman Mitchell requested a motion to approve the minutes from September 17th, 2024. Councilman Michael Smith made a motion to approve the minutes as presented. Vice-Chairwoman, Wendy Browder seconded. The motion passed unanimously with a vote of 6-0.

VIII. REGULAR AGENDA**1. 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 brief review of the revised NEZ, which had been recommended by the Committee. Staff reviewed the proposed incentives, noting that additions to the NEZ were highlighted in yellow.

Staff reviewed the addition of the life of the NEZ at a span of ten (10) years with the option to review and extend with City Council approval at the ten (10) year mark.

Staff also pointed out additions of verbiage related to home values based on the information provided by the Wichita County Tax Appraisers Office. Other additions clarified Eligible Rehabilitation on the property equal to a minimum percentage of the base value would be calculated on the base value **before** the rehabilitation. Staff next discussed the tax abatement steps being reduced to only three (3) steps, year six (6) at 75%, years seven through eight (7-8) at 50%, and the last step, years nine through ten (9-10) at 25%.

Staff discussed the addition of eligible projects under the criteria, section 4.1, to also include plumbing (sewer), electrical, mechanical (HVAC), foundation repairs, and insulation. Staff also went over requested additions to the ineligible projects list as, e. Tobacco Sales Businesses and, f. Smoke/Vape/Hemp Businesses.

Other additions reviewed were section V. Design Guidelines and section VI. Procedural Steps with a change from five (5) years to one (1) year for certifications to expire. The last item discussed was the addition of section VII. Waiver of Fees and verbiage, *Permit fees and liens are eligible to be waived upon approval of an NEZ application. Liens and associated permit fees shall be waived throughout the development process as requested.*

More discussions continued among staff, the Committee and present members of the public regarding the NEZ. Due to time, Chairman Mitchell asked the Committee to table the NEZ discussion as well as the NEZ Design Guidelines topic until the next meeting. The Committee agreed to table the discussions and have another longer Committee meeting the following Tuesday, instead of a Sub-Committee meeting to discuss the Bridwell Park Event. Staff advised a meeting would be scheduled and the location noted on the invite as well as on an agenda that would be posted.

IX. OTHER BUSINESS

Mrs. Cates gave an update on the construction progress at Bridwell Park and updates on partnership agreements for the Community Change Grant application.

X. ADJOURN

Chairman Mitchell advised that the upcoming meeting on October 8th would be from 3pm to 5pm at the City offices at Wichita Tower, 705 8th Street, 6th floor Planning conference room. The meeting's goal is to wrap up the NEZ and move to recommend it to the City Council.

Chairman Mitchell stated that staff would send meeting invites reflecting the meeting time and location. The meeting was adjourned at 5:00 p.m.



Mike Mitchell, Chairman

10/8/24

Date



Fabian Medellin, AICP, Planning Manager

10-8-24

Date