

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this, the 19th day of November 2020, the City Council of the City of Corinth, Texas, met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Kelly Pickens, Council Member

Council Members Absent:

Tina Henderson, Council Member

Staff Members Present:

Bob Hart, City Manager
Patricia Adams, Rockefeller, & Fort
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
Chris Rodriguez, Assistant Finance Director
Jason Alexander, Economic Development Corporation Director
Helen-Eve Beadle, Planning & Development Director
George Marshall, City Engineer
Michelle Mixell, Planning and Development Manager
Miguel Inclan, Planner
Brett Cast, Engineering Coordinator
Melissa Dolan, Interim Public Works Director
Brenton Copeland, Technology Services Assistant Manager
Lana Wylie, Interim City Secretary
Lance Stacy, City Marshal

Others Present:

Ross Martin, Wolverine Interests
Nadia Christian, Wolverine Interests

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:46 P.M.

WORKSHOP BUSINESS AGENDA:

1. Receive a presentation from Wolverine Interests and hold a discussion on the creation of a Municipal Management District ("MMD") to enable and encourage development on catalyst properties within the Transit Oriented Development ("TOD") District.

Ross Martin with Wolverine Interests presented the concept of a Municipal Management District ("MMD") to the City Council. He stated that a parking structure can be built anywhere. He said he would see the project financed, possibly through a tax levy. Martin confirmed bonds are secured by revenues that are levied or assessed by so bonds of the district. You know, if the district levies and have valorem tax or letting some assessment though secure the bond it's probably also important to note that those can only be levied within the boundaries of the district. This wouldn't be a city wide or available to assess somebody outside the district totally within the district.



MUNICIPAL MANAGEMENT DISTRICT OVERVIEW

PRESENTED BY: ROSS MARTIN

WINSTEAD

Public Improvement District or Municipal Management District

- PIDs are valuable tools and used across the State of Texas.
- Why an MMD for this project?
 - The amphitheater can be financed by an MMD, the PID authority is not clear.
 - Separate political subdivision from the City.
 - Ability to levy separate tax or assessments for expanded supplemental services.

Municipal Management Districts

- A Municipal Management District (MMD) is a type of development district whose purpose is to promote economic development and finance improvements in residential, commercial and mixed use areas.
- MMDs are commonly created by special legislation.
- Chapter 375, Texas Local Government Code, and the legislation creating the MMD, governs the creation and operation of the MMD.
- The boundaries of the MMD are set by the authorizing legislation and land may be added by petition of a landowner.

MMD Checks and Balances

- Can only finance public improvements and services as limited by statute.
- Oversight by TCEQ and approval of bonds by Attorney General.
- No eminent domain authority.
- Improvements may be conveyed to or operated and maintained by City.
- Approval of MMD Capital Improvement Plan by the City.
- MMD authority may be limited by municipal consent ordinance or development agreement, including parameters for bond issuance.

MMD Governance and Board

- The MMD is a separate political subdivision of the State of Texas.
- The Board makeup and compensation are determined by the legislation.
- Typically, the MMD is governed by a board of five directors, which are landowners or residents within the MMD.
- City may appoint ex officio directors.
- The directors may be compensated or may serve on a volunteer basis.

MMD Functions

- The general purpose of the MMD is to promote economic development and finance improvements, particularly in mixed use areas.
- MMDs work alongside municipalities to provide additional financing mechanisms to construct and finance infrastructure or public improvements and provide supplemental services.
- MMDs can enhance other existing municipal economic development tools, such as TIRZ.

MMD Improvements and Services

- MMDs have the authority to finance utility, road and transportation improvements, including parking improvements, retaining walls and landscaping.
- MMDs may also finance theaters, parks, plazas and other facilities to support a vibrant mixed-use development with performing arts component.
- MMDs may also provide for and finance supplemental services such as health and sanitation, public safety, security, recreation, and cultural enhancement services.
- The Board may engage a construction management agent to construct the improvements as funded and approved by the Board.

MMD Financing Tools

- Assessments – upon petition by property owners and subject to public hearing.
- Ad valorem taxes – after approval at an election within the district.
- The MMD may issue bonds approved by the Attorney General and secured by assessments, ad valorem taxes, impact fees, or other district revenue.
- All revenues are collected only from property within the MMD and bonds are issued and secured solely by the MMD.

Questions?

winstead.com

WINSTEAD

2. Annual Report from the Planning and Zoning Commission Chair, Brian Rush.

Chair Rush shared the Planning and Zoning Commission's annual year in review. The Council did not have any questions for Mr. Rush. Mayor Heidemann thanked the Planning & Zoning Commission for their valuable service to the residents of Corinth and the City.

3. Presentation on the Boat and Recreational Vehicle (RV) parking regulations and proposed amendment.

Item 3 was not discussed during the work session.

4. Receive a presentation, hold a discussion, and provide staff with direction regarding the City's tree preservation ordinance.

Michelle Mixell, Planning & Development Manager, discussed the City's current tree preservation ordinance; she provided a summary of the Planning Department's benchmark analysis and share a list of concerns with the current regulations. She will further update and seek consideration of Council in a future meeting.

5. Receive an update and hold a discussion on the Tax Increment Reinvestment Zone ("TIRZ").

Bob Hart, City Manager discussed the meeting with Judge Andy Eads and Michael Talley regarding the County's participation with the Tax Increment Reinvestment Zone. He gave a general outline of the project list and stated the focus relates to the project list. If the project is not on the list, Corinth would need the permission of the City Council and the Commissioner's Court.

6. Discuss meeting items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

**There was no discussion of items on the Regular Session Agenda.
There was no closed session during the workshop session.**

CLOSED SESSION

The City Council convened in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

a. Consider acquisition

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

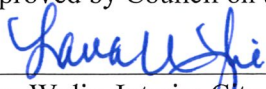
ADJOURN:

Mayor Heidemann adjourned the workshop session at 6:54 P.M.

AYES:

Meeting adjourned.

Approved by Council on the 17th day of December 2020.


Lana Wylie, Interim City Secretary
City of Corinth, Texas

