

approved

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF BEDFORD §

The Community Affairs Commission of the City of Bedford, Texas, met in regular session at 6:00 p.m. at the City Hall Conference Room, 2000-A Forest Ridge Drive, Bedford, TX on the 21st day of January, 2010 with the following members present:

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| Karla Setser | Tom Bresnahan |
| Mark Massey | George Mountcastle |
| David Franklin | Jason Sinisi |
| Jason Horsnby | Kim Probasco |
| Sherri Olsen | |

constituting a quorum.

Excused absence: Mary Frazier

Others present included:

- Roger Fisher, City Council
- Bill Syblon, Development Director

CALL TO ORDER

Chairman Karla Setser called the meeting to order.

ELECTION OF OFFICERS

Appointments were discussed and it was decided that Tom Bresnahan would be Chair, Sherri Olson as Vice Chair and Kim Probasco as Secretary with Mary Frazier as Alternate Secretary.

APPROVAL OF MINUTES

The date for the minutes from the previous meeting needs to be changed from 10/22/2009 to 11/19/2009. Otherwise, a motion was made by Mark Massey to approve the minutes. The minutes were approved unanimously.

ECONOMIC DEVELOPMENT UPDATE

Bill Syblon discussed new business in the City of Bedford including:

- Three new restaurants: Pollo Regio, Bataar Mongolian, and Cornejo's.
- Another restaurant, Amore's, is moving into the shopping center with Big Shots and Toadies. This is the 2nd restaurant for Amore – their first is in Grapevine.
- A medical facility known as Reliant Hospital is to open near Bedford Road and Hwy 121 in the 3rd or 4th quarter of 2010.
- Texas Orthopedic to expand – they are working on permits to move dirt. This will be an additional 20K of expansion for them just south of their current building.
- A 3rd party call center provider is expanding by 100 employees.
- Another tech based company will open in Airport Center at 121 just north of Holiday Inn building, utilizing 100K of and bringing in 75-100 new employees.
- Two 7-11s in Bedford have environmental issues and are being investigated.
- Dunhill Partners owns/operates the center where Duke's is located. Dunhill Partners is aggressive about placement for the vacant buildings. Possibilities include a potential grocer, a special event location (similar to Main Event), or breaking the center down into smaller structures.
- Indian Motorcycle Company is looking at Harrigan's old site. They like the site and the traffic coming through but they are concerned about the hwy expansion, which will affect accessibility to their store

Reconstruction of Airport Freeway

- TXDOT is contacting property owners along 183. Appraisals to be done in April with offers to owners then. Acquisition should be complete in 2010.
- A ROW utility realignment will occur in 2011.
- The expansion should be complete in 2015. The expansion will impact all businesses north and south of 183.
- Dfwconnector.com provides information on the expansion; however, detailed information is available in Building B.
- An engineering study was conducted by Kimley Horn.
- Over 160 letters are being sent to businesses along 183 to keep them informed.
- We will lose approximately 15 – 20 businesses and ROW will affect parking.
- The City of Bedford is working with the Planning and Zoning Commission to make modifications for the overall comprehensive plan-overlay.

Sales tax: December 2009, sales tax was up 5% compared to the same time last year. Currently, FY2010 is 2% under last FY. Given the environment, this is acceptable. The City had 130+ C.O.'s for new business. The MBA All Star Game is February 14th and most hotels will be booked up. This will hopefully increase sales tax. People are still spending money. HEB is looking to partner with several levels/entities for Super Bowl in 2011. There should be many opportunities to get involved.

2010 CENSUS

A Complete Count Committee has not yet been designated. Staff is putting information on the City website, in City publications, and in the quarterly City magazine. There are posters in multiple languages that need to be put out. A lot still needs to be done and the CAC is needed to assist. Possible opportunities to help are to coordinate with faith-based organizations and apartment managers to ensure that everyone is counted. An accurate count of the population assists with state grants and federal funding. The Council would like the CAC to take the lead. There is not enough City staff to handle the work load. Maybe it is possible to develop a hybrid system to deliver posters, contact people, etc. to find every person we can. Although there were not a lot of gaps from the last census count, HEB has 750 students that are considered homeless. Counting each person is important. The deadline for respondents to have census questionnaires returned is April 1, 2010. At that time, Census representatives will begin contacting those that haven't responded. Some suggestions for the CAC include: provide information in HOA round table discussions, contact other Boards or Commissions to get help, contact HEB ISD regarding communication through signage along 183, and adding to the BRAC signage along Harwood. A motion was made by Karla at 7:02 p.m. to keep the 2010 Census on the agenda. George seconded the motion.

COMMITTEES

There are three committees representing the CAC:
Business Development and Retention Committee
Residential Community Support Committee
Communications Committee

Karla Setser provided the December 2009 City Council Report to new members of the CAC. The report provides a summary of committee actions in 2009. Projects discussed included Shop Bedford First and the business survey created and circulated.

The new Chair, Tom Bresnahan, stated that Mark Massey would be a good Chair for the Business Development and Retention Committee with George Mountcastle serving as Vice Chair. Tom also wants to discuss creating a new committee on the next agenda as a green energy committee would be beneficial.

Karla Setser would like to see the Residential Community Support Committee reach out to churches more.

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The Eules Revitalization Program is interested in partnering with Bedford. Bedford Council would like to see the churches and HOAs involved. It was requested to include the Revitalization Program on the next meeting agenda.

Tom stated that the Communications Committee could be rolled up into Business Development and Retention Committee since the purpose of the Communications Committee was to put the word out about the CAC. Tom requested that a vote to combine the Communications Committee with the Business Development and Retention Committee be put on the next agenda.

Tom wants to keep meetings to 1 ½ hours at the most. He will send reminders out to the group about the meetings.

Bill Syblon will check on the availability of Conference Room A for nights other than Thursdays.

Tom stated that he would like Council to provide short-term goals and long-term objectives.

ADJOURNMENT

There being no other business, meeting was adjourned at 7:25 p.m.

Approved:

Tom Bresnahan, Chair