

# City of Early 2<sup>nd</sup> Quarter Report

## 2021-2022

## MDD and Development Services

### **MDD Board**

The MDD Board of Directors have been busy this month with several façade grants and moving forward with the Town Center Development.

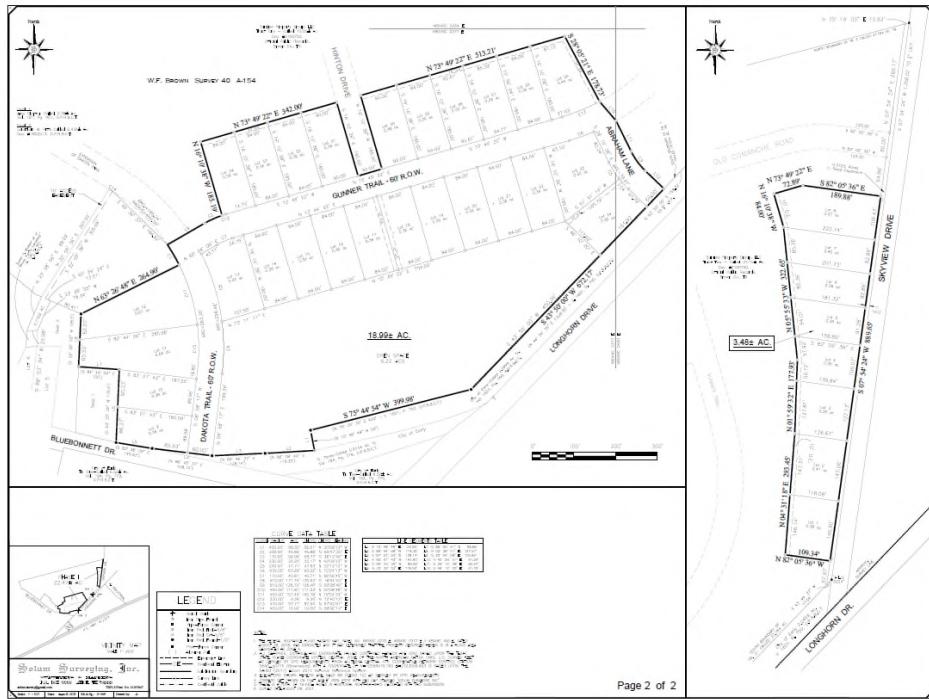
In January a grant application was considered and approved to help offset rising construction costs at the H Tea O Development. The MDD Board agreed to pay city related tap and permit fees not to exceed \$20,000 and half of the landscaping costs up to \$12,000. By focusing on the city fees, this allowed the developers to concentrate their efforts on the actual construction.

A grant application submitted by Laserwash of Early was debated and approved in the February meeting. The MDD Approved up to \$10,000 for a façade improvement grant to include a new covered entry for the automated wash bay, a new monument sign, and reworking the drive approach to make it easier to enter and exit. Work on this project should begin this quarter.

The March meeting focused on the Construction of Kelcy Way and the right-of-ways in the Town Center. The Board acted to enter into an agreement with Baseline Corporation to provide surveying and topographical services. This is the first step to surveying out plats of land to for building sites.

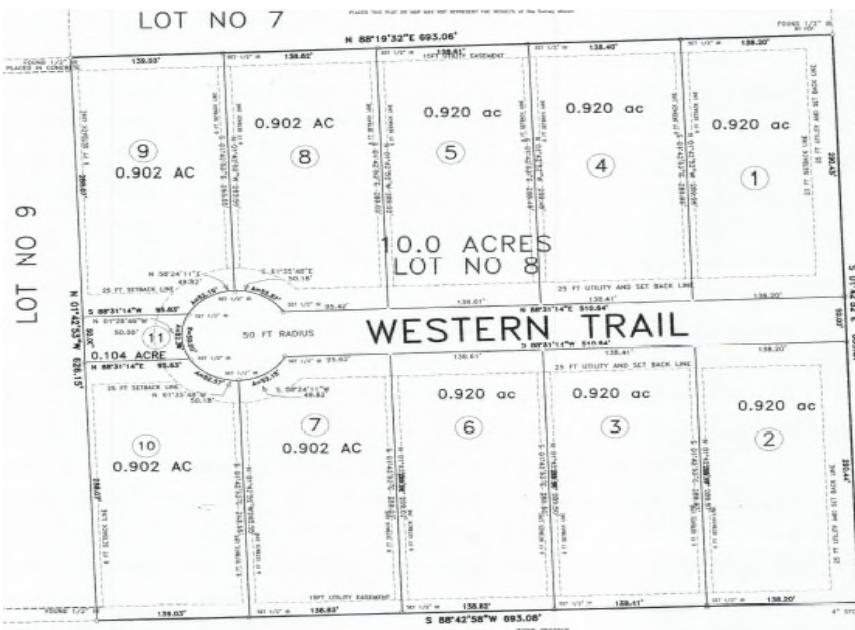
### **Longhorn Plat**

The developer is selling the first 8 lots adjacent to Skyview. As these lots sell, The City will need to replace a sewer line and widen Skyview. It is anticipated that construction will take place during the next quarter.



# Ribble Development

In January, the Planning and Zoning Commission voted to recommend approval of a 10 acre plat adjacent to Salt Creek Road. This plat will consist of 10 home sites and a single road with a cul-de-sac at the end. The City has an agreement with the developer to install material purchased by the developer to extend our sewer line into the development. This work will begin next quarter.

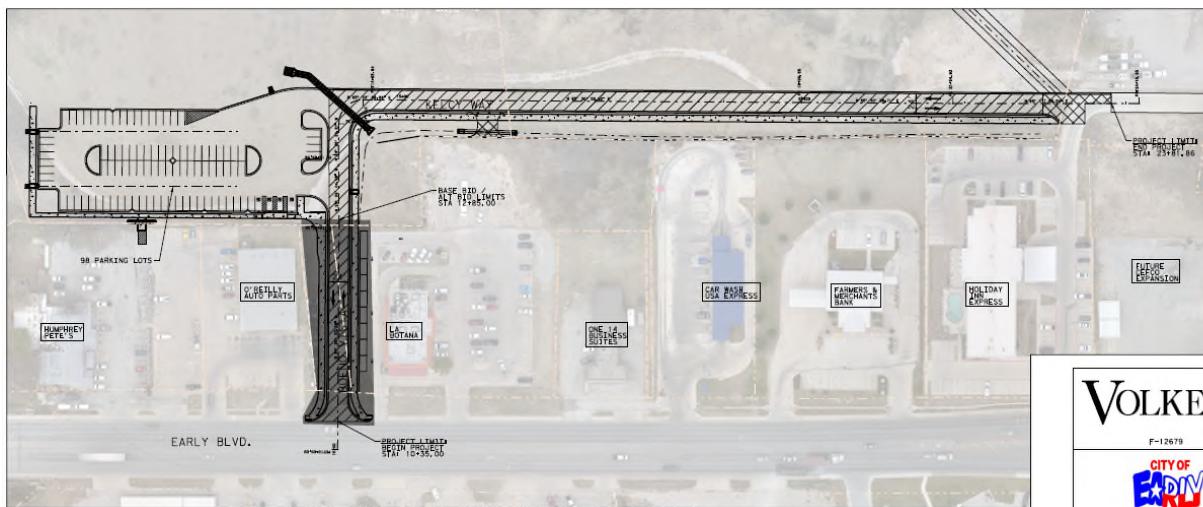


## New Development Salt Creek

We have been in discussion with a new developer who is looking to buy approximately 80 acres north of West Hall Ct and west of Salt Creek. We are discussing water and sewer as well as drainage with the developer and engineers this quarter. More information will be available throughout the next quarter.

## Kelcy Way/ Buena Vista Rd.

Construction on Kelcy Way and Buena Vista has begun. The City is installing water and sewer into the project and Oncor has set a switch gear on the property to stage utilities for the future. Construction on Buena Vista is being delayed by TXDOT issuing a permit to tie into Early Blvd but is expected to begin very quickly, Kelcy Way is expected to be completed in June.



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## Town Center

In March we attended the International Council of Shopping Centers conference in Dallas. We set up a booth in the exhibition hall and it was very well received by many developers, retailers, and other peers in the economic development world. We had several productive meetings with many end users for the Town Center and have generated a great buzz about the overall project and city in general. It was not uncommon for a random retail real estate director to stop by the booth and compliment the booth and the project



## Sales Tax

Sales tax collection within the City of Early remains strong. As you can see from the graph below, there was growth from all three months ranging from 36% to 91%. This is indicative of the strong local economy we are in now, coupled with the cost of building material and industrial equipment higher than years past. While these costs have increased, it does not appear that it has slowed spending in these industries.

