

City of Early 3rd Quarter Report 2022-2023

MDD and Development

MDD Board

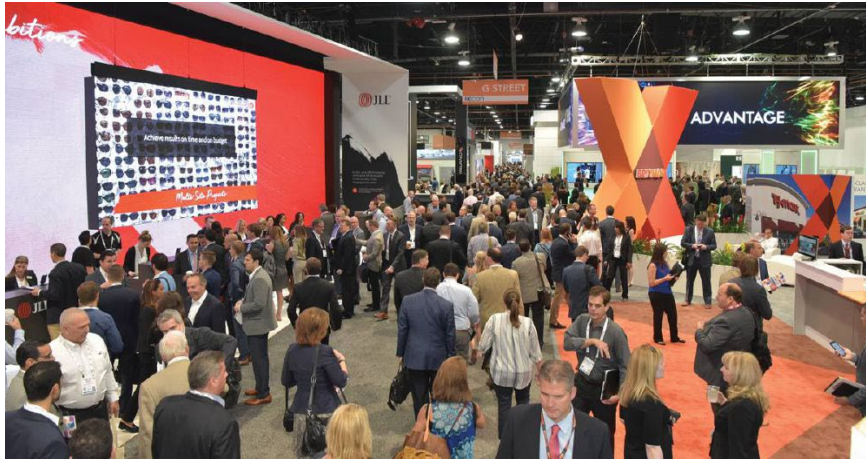
During the April meeting, the board approved an economic development façade improvement grant to Winston Water Cooler. They approached the board with the request for help to rebuild their parking lot. The board agreed to pay for a portion of the repaving including new striping on the completed surface.

In the May meeting, the board heard an update from Mr. McConn on the progress of the Early Town Center project. There was also a consideration of an economic development grant to Bella Cara Salon Suites to assist in adding sink basins to expand the existing business. The board did agree to approve the grant request. There was also consideration before the board for purchase of real property within Early.

The June meeting had a presentation by Mr. Robert Porter soliciting financial support of their county wide effort to fully fund a Rural Legislative Advocate position which was previously handled by Bob Turner for many years prior to his passing in 2022. Mr. Porter explained that the Brownwood MDD, the water improvement district and many banks and individuals are already paying Mr. Joe Morris to act on their behalf in Austin to keep Brown County interests in front of law makers. The MDD Board members listened to the request and told Mr. Porter that they would consider the request in the upcoming budget. The June meeting also had a request from the TMCN Leadership team for their project in the Town Center Park. They are planning to install a large sundial adjacent to the lake. This sundial will be about sixty feet in diameter and about twenty feet to the top of the gnomon.

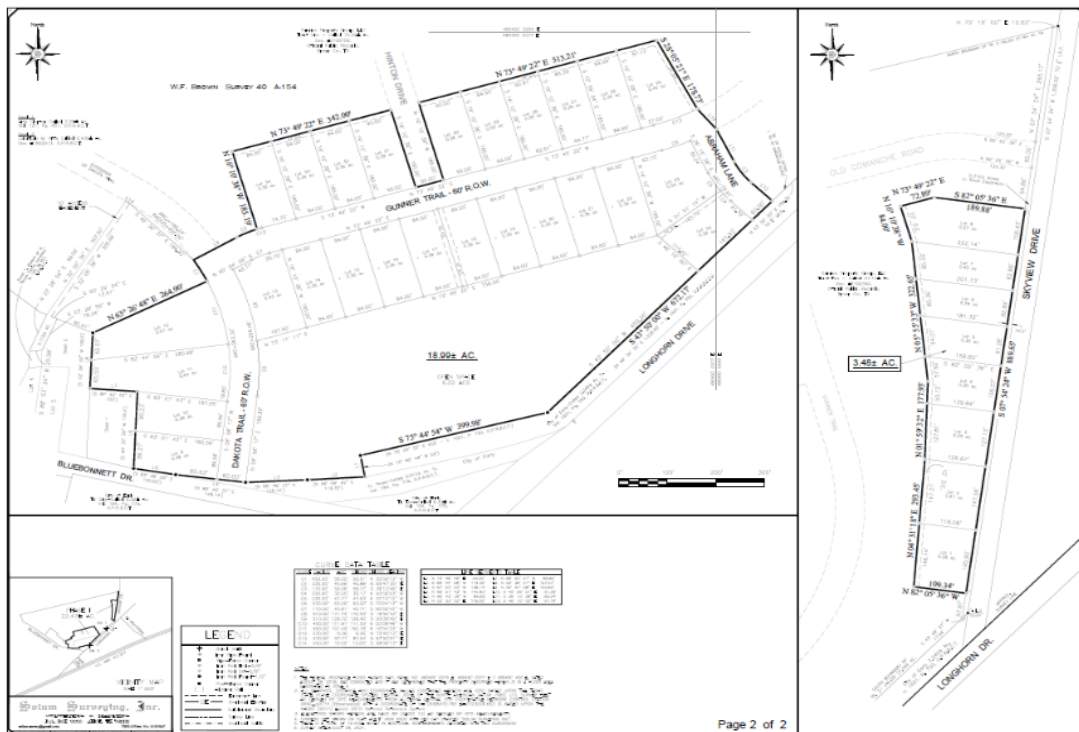
Additionally in May, Mr. Tony Aaron and Mr. Larry McConn attended the International Council of Shopping Centers conference in Las Vegas. This is the nation's largest gathering of developers and retail property acquiring agents. This year the show covered in excess of 2 million square feet of exposition floor space and had more than 37,000 registered participants. We had several planned meetings with developers and retailers we have been speaking to as well

as many impromptu discussions with retail players in our market. This conference is similar to the annual show we attend and showcase a booth in Dallas. While we did not bring our booth with us, we did have a very successful trip that has already led to many new leads.



Longhorn Subdivision

Movement forward on this development has remained slow but is making some steps forward. In May the city spread the required base on Skyview to widen the street needed to add curb and gutter. The developer began installing the curb and gutter in May and at the end of this quarter there was still about 200 feet left to be poured. As to the balance of the phase 1 work, city staff is working with the developer to proceed with the construction of the first loop road in the development.



Autumn Drive

The Autumn Drive reconstruction project was kicked off just as the quarter was coming to a close. Grider Paving is the contractor for the project and will begin by installing the box culverts spanning Autumn parallel to Longhorn Drive. City staff has been in contact with the residents who live on Autumn and have been explaining each step of the project. A town hall meeting was held at the Visitors Center in June to collect contact information and give an overview of what to expect throughout the project. Additionally, we have established an email group with the residents and city department heads which receive weekly updates with progress made and anticipated tasks for the week.

Town Center

Kelcy Way/ Buena Vista Rd.

This project has been completed. Oncor finally turned power on for the street lights in June and the street is opened and operational. As the temperatures cool off through the next quarter we will plant some seasonal color flowers in the planter boxes and continue to plant grass in areas needed.



Sidewalks

A contractor has been hired to install the sidewalks around the western portion of the Town Center Park. This will include about 4,000 feet of 8' wide, 5" thick concrete sidewalk that will begin at the parking lot off Buena Vista/Kelcy Way and continue entirely around the park.

There will be access to both fishing docks, all the picnic table areas, the benches and the TMCN Sundial Project. The sidewalk will additionally be lit by pole lights similar to what was installed along Kelcy way. The Parks and Public Work Department employees have been working on adding the electric and building the rock cages that will act as the decorative bases of the



lighting. The contractor, Flatworks LLC, has been allowing the city crew to complete some preliminary work and is slated to begin mid-July.

Town Center Lake

As of the end of the quarter, the construction of the lake under the scope of Mobley Construction is mostly complete. City staff has made a punch list for the contractor, and he will be working through that over the course of the next few weeks. City staff have begun their portion of the construction which includes adding the shoreline stabilization material, the fish habitat, the fishing docks, and adding finishing touches such as trash cans, benches, and landscaping. This will be a lengthy process but should have substantial progress visible by the end of the final quarter of this year.



Additional Amenities Around the Park

City staff are working to order items such as picnic tables, trash cans, fishing line recycling bins, and park benches. When we rebuilt McDonald Park, we opened to the community the opportunity to purchase park benches in honor or in memorial to someone or a group. There was overwhelming support for this option. We received benches honoring high school classes and loved ones of our citizens. City staff has decided to open this program up for Town Center Park as well. We initially opened the ability to purchase ten benches and quickly gained interest in eight of them. As of the end of the quarter these eight benches are going through the design and proof stages and staff have decided to open ten additional benches. We are confident there will be support for these additional benches within the park.



Batting Cage

The batting cages have seen the most progress during this quarter. At the end of the quarter the fences are up, the electricity is complete, and the painting is complete. In the coming month, the pitching equipment will be delivered, the netting will be manufactured, and the roof will be installed on the machine cover. The installer of the pitching equipment is scheduled to be on site in August and the netting is scheduled to be installed around September. The netting will be the last item installed so it will have to adjust a bit as we get closer.



Boardwalk

City staff have been meeting with the architect and engineer to complete the boardwalk plans and specs. Most of the work being completed, at this time, is by the engineers designing the structure which will support the boardwalk and how the boardwalk will tie in with the surrounding sidewalk and parking lot. We expect to have final plans by the end of July and will work to begin the bidding process followed closely by construction.



Mangrum Street

City staff have been in contact with the engineers designing the latest street in the Town Center. Mangrum Street will be the primary artery transporting traffic and pedestrians north and south between the retail sites adjacent to the boardwalk and the businesses south of Kelcy Way along Early Blvd. The 60% design received by the engineer at the end of the quarter had a revised parking lot area for the entrance of the boardwalk along with additional parking adjacent to the batting cages. It is anticipated to have complete plans around the end of July or first of August. It is planned to request proposals for this project as soon as possible after receiving the final plans.



EDA Grant

During this quarter, city staff has been working on the EDA grant application. The project was submitted to the EDA in June, and we have had some favorable conversations with the EDA staff. It is expected that acceptance or denial announcements will be made in August. If received, this would be close to a million dollars in matching funds for the construction of Mangrum Street and the required utilities associated with adding businesses along the boardwalk.



Sales Tax

Continued growth in our sales tax was reported each month in this quarter. All sectors including retail, manufacturing and restaurant are showing continued gains. This has resulted in both the MDD and the city reaching the budgeted sales tax income at the end of this quarter. This will result in the final quarter of the year contributing to a health fund balance for the next budget year.

