

City of Early 3rd Quarter Report 2023-2024

MDD and Development

MDD Board

The MDD Board has been busy this quarter working through the heart of the budget year. Most of the focus this quarter has been on recruitment and finishing projects to set ourselves up for the next budget year. City and MDD staff have been working on the 24-25 budget and working out details within the budget to get buildings started in the Town Center and Boardwalk.

In the April meeting, the Board heard a report from the Executive Director that Planet Fitness has secured a lease in the mall in the Gallery Furniture space. Construction started later in the quarter and as of the end of June, asbestos was being abated and construction was moving forward. This space is about 16,000 square feet, and they plan to use about 12,000 feet for the new gym. The timeline to open should be around December 2024 or January 2025. The Board also held discussions and voted to approve a resolution for an incentive grant to help secure the new Atwoods Ranch and Home Goods in our market. Atwoods will be a 63,000-square-foot building located at 1701 Early Blvd. They specialize in ranch and home supplies and will greatly benefit our community.

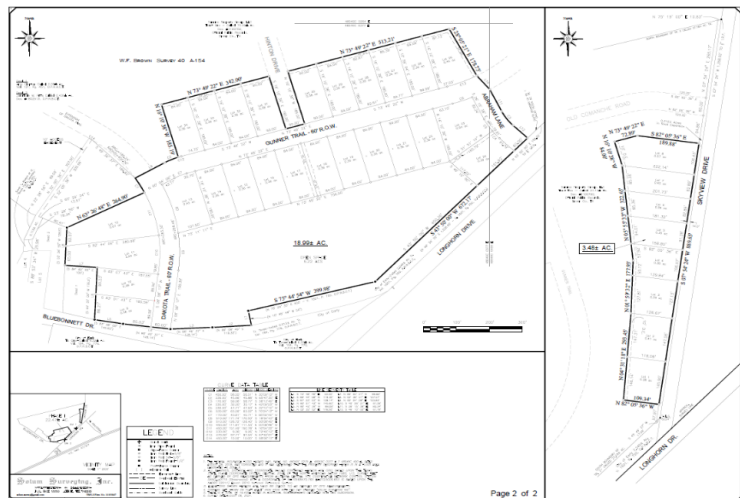
In the May MDD Board meeting, heard updates on the demolition of the Brownwood Muffler Building. This project was going slower than anticipated but it was completed before the end of the quarter. This lot is now cleaned off and is being marketed by City Staff. The board also held discussions and voted to approve an economic incentive grant to Pate's Hardware to assist in relocating their pole sign. This became necessary after the TxDOT TAP grant added sidewalks and curbs along Early Blvd and placed their existing sign in the middle of the only driveway provided by TxDOT into the property. Additionally, the Board discussed and voted to approve a resolution to sell building site A3 along the Boardwalk to Hutch Properties, LLC. This will be about 18,400 square feet of space for them to build a multi-leased space along the boardwalk adjacent to the main entry point. The developer is planning to use about 4,000 square feet for a bar/restaurant concept and lease out the remaining space as needed.



In the final meeting for the third quarter, the MDD Board discussed and voted to approve another year of services by the Retail Coach. This has proved to be a valuable asset in the past several years as we partner with their services to reach out and discuss our market with potential end users in the retail sector. As a second discussion item, The MDD Board approved a resolution to sell approximately 7,200 square feet of the A2 building site to Siteview Enterprises, LLC. This developer is planning about 3,000 square feet of space for a restaurant and lease out the remaining space as needed.

Longhorn Subdivision

Due to delays by the developer's dirt contractor and some very welcomed rain spread throughout this quarter, the work on the sewer and water lines within the development has not started as of the end of June. Plans are in place to begin the sewer line work on the west side early next quarter.



Autumn Drive

Weather delays have affected the autumn drive project this quarter as well. Final grading has taken place on the road surface and asphalt has been laid in the driveways. Additionally, city crews have been busy final grading the dirt and the drainage ditch and placing rip-rap along the drainage ditch parallel to Longhorn Dr.

TXDOT TAP Grant

Work began on the latest partnership grant with TxDOT this quarter. The City of Early received a grant from TxDOT for Transportation Alternative Pathways to add about a mile and three-quarters of sidewalks, crosswalks, and new signage. The largest section of sidewalk began at the Longhorn and Early Blvd. intersection and traveled east to Industrial, south to Early Blvd, and back to Sudderth. This section also included a new lighted crosswalk across Early Blvd at the High School, which will make travel much safer for the school children walking from the Longhorn townhomes and the neighborhoods along this section of pathways. The second section of sidewalk connects the Townhomes on Oak St. and our City Park back to Early Blvd terminating at the Family Dollar Store. The third section of pathways is in the Orchard and Parkway neighborhood. This section of sidewalk is important for the walkability of the area with more commercial and retail growth along Orchard.

Orchard Calming Circle



The City took advantage of having the TxDOT contractors install a sidewalk along Orchard and rebuilt the Orchard and Parkway intersection. Prior to the construction beginning, this intersection was very wide, and needed additional traffic control and our engineers developed a plan to control the traffic more effectively. This design called for the construction of an approximately 50-foot diameter “Calming Circle”. This circle is designed to calm traffic in the area by slowing it down and funneling vehicles into a single lane around the center median. Construction included stained concrete on the circle and adjoining sidewalks to help accentuate the intersection.

Town Center

During this quarter at the Town Center, city crews have been focused on maintaining the grounds and adding items to help facilitate the park further. Our park crew planted nearly 40 trees largely around the sidewalks to help shade the walkway in the future. With the planting of the trees, City crews also installed drip irrigation around the trees to help with their maintenance as well. Additional signage has been placed around the park pointing out important facts and explaining regulations such as what types and how many fish are allowed to be harvested from the lake.

Boardwalk

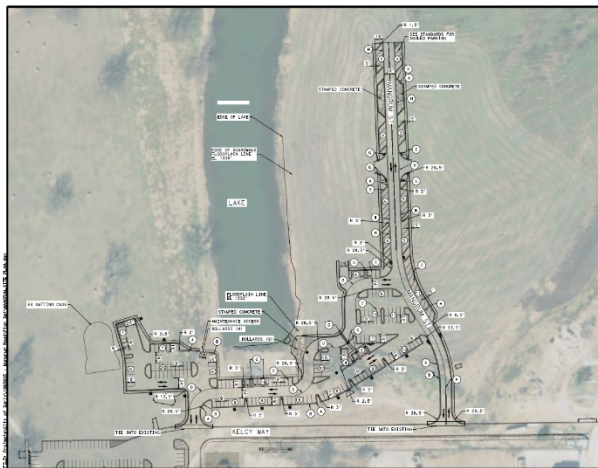
During the third quarter, the archeologist contracted to perform the historical survey of the property submitted their report to the Texas Historical Commission. The THC asked for clarification on a couple of items and the response to those questions was resubmitted on June 20. We should have an answer from the THC within 30 days of that date as to the start date of the Boardwalk.





Mangrum Street

The Mangrum Street Plans along with the parking lots adjacent to the buildings, boardwalk, and batting cage have been turned over from the engineers. We are working with the timing from the EDA grant to go out for a bid on construction for this project.



EDA Grant

We received notification from the Department of Economic Development Administration that we have been approved for a grant for \$1,020,000 to assist with the building of Mangrum Street. This will be used for the drainage, construction and regulatory signage along the new street and parking lots.

Development Along the Boardwalk

As mentioned earlier in this report, we have issued two different contracts to end users to begin the construction process along the boardwalk. As the process of design and construction moves forward on these properties, City Staff and the MDD Board will be involved in the overall approval of the building materials and aesthetic feel for the area. Below are some images of preliminary conceptual designs.

