



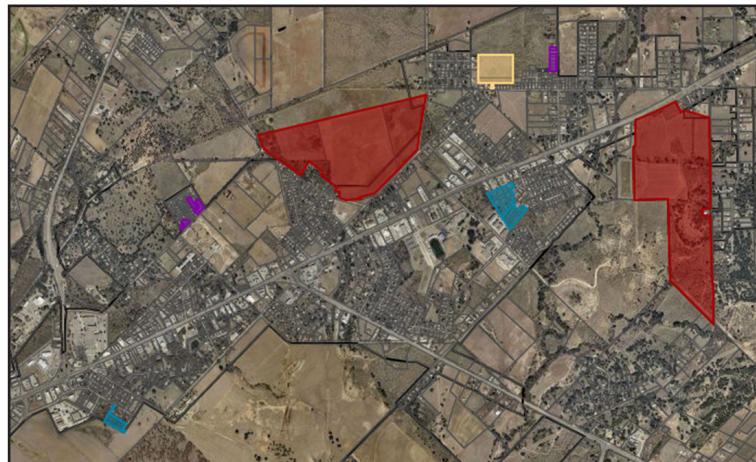
Early MDD Q1 Report

Larry McConn
Assistant City Manager

- Lots platted for sale (18)
- Potential home sites
- Platted lots; no infrastructure
- Potential home sites

Potential for “Buildable-Lots”

Over the course of the first quarter of fiscal year 2020-2021 the MDD has been working towards many goals. The city of Early has a very low inventory of buildable lots for new homes to be built on. Because of this, there are very few options for someone to move to town with the intention of building a new house. It is our desire to assist these developers either build out the infrastructure for the existing platted lots or help the potential new developments get started.



Heart of Texas Realty Improvements

In November a grant was approved for a façade improvement to Heart of Texas Realty. They will be repaving their driveway, updating the signage, and refinishing the outside of the building including changing the lighting. This project fits the purpose of the façade improvement grant program we have been working on for the last several years. It is a high visibility location and a building that has deteriorated over the years. By focusing on this type of property grant along Early Blvd. we will continue to make a difference within the main corridor.





Town Center Property Landscape Architect

The MDD has agreed to pay for a landscape architect, Brian Ross, to get three conceptual layouts for the portion of the property in the flood way. This consists of about 30 acres on the western most portion of the property.



Mr. Ross is a golf course architect with experience designing small, short courses. Mr. Ross's designs will include both golf and non-golf attributes such as large putting greens, picnic areas, walking trails, and other typical city park equipment. While we are not ready to commit that a golf course is the best use for the land, we are interested in Mr. Ross's ideas to entice more people to participate in outdoor activities in this region of town.

Kelcy Way

The engineers have begun working on the design of Kelcy Way which will be the first road on the new property. This will be the road which provides a secondary access to the businesses along the north side of Early Blvd. I will be contacting a surveyor in the next weeks to establish the new Right-of-Way for this road. In addition to the road, we are working to determine the best course of action to engage a planner for the remainder of the property.





Sales Tax - First Quarter

Sales Tax First Quarter

— 2020-2021 — 2019-2020



	OCTOBER	NOVEMBER	DECEMBER
— 2020-2021	\$154,210.92	\$183,790.28	\$156,619.79
— 2019-2020	\$118,316.45	\$238,382.64	\$223,635.28

Sales tax for the City continues to be healthy. At first glance it would appear that the sales tax are down from the same period a year ago, and that is correct. However, the numbers during this period are skewed based on the sales tax received from Solaris being so much greater last year. When factoring out Solaris' impact on the sales tax, our city and MDD sales tax recognized an increase over the same period last year.