

AGENDA ITEM # 30

April 1, 1997

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Discuss and take appropriate action on Glocal Vantage, Inc. handling sources of funding projections for County Development District.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve Glocal Vantage, Inc. handling sources of funding projections for County Development District in the amount of \$4000.00.

Vote: Motion carried 5 - 0

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Additional Work Required for the MPEC and Surrounding Development

REQUESTED WORK

Sources of Funding

It is now time to put together a "big picture" of most the sources of funding for the proposed CDD. This will include, but not necessarily be limited to the following projections and estimates:

- The cash flow from MPEC
- The sales tax from MPEC
- The sales taxes from retail establishments in the CDD
- The occupancy tax from hotels/motels in the CDD
- The sales tax from the water park, movie theater, and amphitheater

This will be done on an annual basis for the years 1997 through 2003.

Pieces of this overall estimation of income for the proposed CDD have been done in the past. However, only the income from MPEC has been annualized. A more careful analysis of the profile of retail establishments will be made. Estimations of start-up times will be made as well as growth projections of tax revenues by retail establishment.

This analysis will be based on the present (10/8/96) configuration of the proposed CDD.

In addition, we will examine the possible benefits to tax increment financing. And, we will estimate the increases in ad valorem taxes as a result of the improvements to the land within the proposed CDD.

Our fee for this project is \$4,000. It will take two weeks to complete.

*approved 4-1-97
John C. Doerfler*

CDD Implementation

For a district to be created, all landowners within a proposed district must agree to and petition for the creation of the county development district. The petition must include:

- the proposed boundaries of the district;
- the name and the number of the district;
- the names of five people willing and qualified to serve as temporary directors;

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- a description of the proposed project;
- the estimated cost of the project; and
- a statement indicating why the district is necessary, how it is feasible and whether it will attract tourism.

The landowners must sign the petition and file it with the commissioners court.

Within 60 days after the county receives the petition for creation of the district, the commissioners court must post notice for and hold a hearing to grant or to refuse the petition.

If the commissioners grant the petition, the temporary board must hold an election within the boundaries of the proposed district to confirm the district's creation and to authorize the sales and use tax within the district. If the commissioners deny the petition, they must do so by order. The commissioners court must appoint a temporary board of directors who will conduct the election.

We will perform all the work necessary to coordinate and/or generate the information to create the land owner's petition, and we will write the petition. We will also create a plan for the implementation of the CDD up to the election.

Our fee for this project is \$3,000. The schedule for completion of the project depends upon the conduct of a survey and creation of metes and bounds, and the acquisition of all the land that will make up the proposed CDD.

CDD Tracking

Indications are that CDD activity state wide is going to increase. In addition, there may be changes proposed to the CDD Act in the next legislature. It is imperative that Williamson County, because of its dependence on the CDD Act, monitor activity statewide in the application of the CDD Act. In addition, the county should become involved in the communication process surrounding revisions to the CDD Act. The combination of these two activities will give Williamson county advance warning on the issues likely to affect the future of the CDD Act and its use for the MPEC and surrounding development.

We will monitor via newspaper articles any uses of the CDD Act. We will also meet with, and continue to stay in touch with some of the key administrative and legislative contacts important to the CDD Act. We will advise Williamson county of any progress or proposed changes to the CDD Act. There will be no charge for the monitoring activities. If any proactive work is required, we will make a proposal for our involvement.

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PROPOSED WORK

Master Project Plan

The proposed CDD project needs to have a master plan that indicates:

- All the key events in the initial phases of the project
- The interdependencies of the events
- The sequencing of the events

This will enable the team of county, developers, and commercial interests to understand the scope and sequencing of work required for a successful project. The plan will also facilitate discussions among the team of issues that need to be resolved as well as identifying new issues. The plan can also be used as a benchmark to track progress of the project.

The planning process will be iterative. An initial plan will be developed and used as a vehicle to facilitate discussion on the project with the team members. The plan will be reviewed at least monthly and updated as needed to reflect new realities.

The plan will be developed from the county's perspective. It will help the county protect its interests in the project.

The initial project plan, done at a very high level, will require a week to complete. Our fees for the plan are \$3,000. Updates, tracking, and modifications will be done monthly at a cost of \$2,000 per month. This fee will hold until the project requires more than several days of our time per month.

Additional Requirements for the Exposition Center

Recent decisions to move the headquarters and manufacturing facilities for both the Dell Computer Company and Power Computing into Williamson County brings additional opportunity to the MPEC Exposition Center that must be investigated. It may be possible through capabilities of the Exposition Center to meet corporate needs for these companies for exhibits, demonstration, conference and education requirements that would not have to be incorporated into their facilities. The needs of these two companies can not only increase the demand for usage of the Exposition Center it can potentially add new uses. These new uses could demand additional features such as an auditorium, which in turn could be used for cultural events as well.

We will locate and meet with the appropriate people within these two companies and solicit detailed requirements and discuss potential trade-offs between County and Corporate facility assets.

This activity will take three weeks at a cost of \$2000.

MPEC Not-for-Profit Corporation

In addition to the CDD Board, MPEC is going to require the formation of a not-for-profit corporation established to ensure the effective and efficient operation of the

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center, oversee operations and protect the interests of the community. To assure that this corporation is set-up in the best possible manner and have the best board appointed, the following should be accomplished:

- Establish best practices of similar corporations within the state
- Create qualifications for board membership
- Establish operating procedures and by-laws

The results of this study can then be used to select and appoint board members and write the by-laws of the organization. This project will minimize the county's legal expenses in setting up the corporation.

This project will require a month to complete. Our fee for the project is \$6,000.

Community Involvement

To assure unqualified support of MPEC and the CDD, the county should begin a process of communication to business and community leaders within the county. In this project, we would:

- Prepare a presentation on MPEC and the CDD -- This would include slides of similar facilities, and presentation materials on the MPEC programming, financial potential, and economic impact. In addition we will introduce the concepts of the CDD to the business and community leaders.
- Make a presentation to the Chambers of Commerce of each of the five major cities in the county

This project will take four to six weeks to complete. Our fee for the project is \$4,000.

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AGENDA ITEM # 31 April 1, 1997 *

Open and consider awarding bid for paint striping machine.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: That no action be taken on agenda item.

Vote: Motion carried 5 - 0

AGENDA ITEM # 32 April 1, 1997 *

Consider making appointments to Capco Committee vacancies.

No action taken on agenda item.

AGENDA ITEM # 33 April 1, 1997 *

Consider selecting one member for Salary Grievance Committee.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To contact Judy K. Mc Leod about serving on the Salary Grievance Committee.

Vote: Motion carried 5 - 0

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Judy K. Mc Leod *Asst. Foreman* 307 Gladeview Round Rock 78681

AGENDA ITEM # 34 April 1, 1997 *

Consider authorizing advertising and setting date to receive bids for County Depository contract.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To advertise 10:00 a.m. on May 1, 1997 as date to receive bids for County Depository Contract with anticipated award to be made on May 6, 1997.

Vote: Motion carried 4 - 0 With Commissioner Mehevec absent from dais

AGENDA ITEM # 35 April 1, 1997 *

Consider authorizing advertising and setting date to open bids for pit run gravel at the following locations:

5 mile radius of FM 619 and US 79

5 mile radius of FM 1331 and FM 1063

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To advertise 10:15 a.m. on April 29, 1997 as date to open bids for pit run gravel with Auditors Office to handle the advertising.

Vote: Motion carried 4 - 0 With Commissioner Mehevec absent from dais

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