

**Richland Hills Tax Increment Reinvestment Zone #1, Baker Boulevard  
Board of Directors Meeting  
Minutes**

**Monday, January 10, 2022**

**5:00 P.M.**

**Richland Hills City Hall  
3200 Diana Drive**

Board Members Present:

Edward Lopez  
Douglas Knowlton  
Curtis Bergthold  
Javier Alvarez

Board Members Present Via Teleconference:

G.W. Estep

Board Members Absent:

Stacey L. Morse  
Rebecca Barksdale

Staff

Candice Edmondson, City Manager  
Lindsay Wells, City Secretary

Staff Present Via Teleconference

Betsy Elam, City Attorney

**1. CALL TO ORDER**

Mayor Lopez called to order at 5:38 p.m.

**2. EXECUTIVE SESSION**

**A. Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Tax Increment Reinvestment Zone #1 to seek advice from the City Attorney as to the posted subject matter of this Tax Increment Reinvestment Zone #1 meeting.**

**Motion:** Motion was made by Board Member Knowlton and seconded by Board Member Bergthold to convene into Executive Session. Time: 5:38 p.m.

Motion carried by a vote of 5-0.

**B. Reconvene:** Action necessary on items discussed in Executive Session

Mayor Lopez reconvened from Executive Session at 6:18 p.m.

**3. PUBLIC COMMENTS**

*This is the public's opportunity to address the Tax Increment Reinvestment Zone #1 Board on any matter not posted on the agenda. Citizen comments emailed to*

*Lindsay Wells ([lwells@richlandhills.com](mailto:lwells@richlandhills.com)) on an item either listed on this agenda or not listed on this agenda will be heard at this time.*

None

## **REGULAR AGENDA**

### **4. Approve minutes from the August 24, 2020 Tax Increment Reinvestment Zone #1 meeting**

**Motion:** Motion was made by Board Member Knowlton and seconded by Board Member Alvarez to approve the August 24, 2020 TIRZ #1 meeting minutes.

Motion carried by a vote of 5-0.

### **1. Approved Development Agreement for the Baker Landing Planned Development (PD) at 7100 Baker Boulevard and 3209 Ash Park Drive, Richland Hills, Texas 76118**

City Manager Candice Edmondson presented the proposed Development Agreement and advised that the Skorburg Company applied for a zoning change from Mixed Use (MX) to Planned Development (PD) on the property located at 7100 Baker Boulevard and 3209 Ash Park Drive to be called Baker Landing.

As part of the proposal, the Skorburg Company is requesting City participation for the project in the amount of \$400,000, \$275,000 in reimbursements for public sewer and water improvements and \$125,000 in reimbursements for permit fees. Funding for the project is currently available in the TIF Fund.

Bryan Holland, Development Partner for Skorburg Company, 8214 Winchester Drive, Suite 900, Dallas, Texas, presented the Baker Landing development to the TIRZ Board and provided additional details including building renderings, proposed home valuations, and the proposed site plan. He advised of modifications to the plan and the Developer is now proposing to build a 69-unit multi-family townhome community on the site. Changes to the original proposal include decreasing the density from 80 units to 69 (11.4 units per acre to 10 units per acre), increasing the minimum lot width from 20 feet to 24 feet, decreasing the minimum building width from 75 feet to 70 feet and decreasing the minimum lot size from 6,000 square feet to 5,600 square feet.

City Manager Edmondson explained that construction must commence on public improvements by September 25, 2022, and completed within 15 months. Private improvements must be started no later than 60 days after the public improvements have been substantially completed and approved with completion required within 24 months. The developer is not entitled to reimbursement if the timelines are not met.

Discussion ensued regarding the addition of a dog park for residents and a Homeowners Association. Additionally, the TIRZ Board requested changes to the

Development Agreement including lowering the required amount the Developer must expend on public improvements from \$1,200,000 to \$1,000,000. Upon completion of the public improvements, Skorborg Company will receive \$275,000 in reimbursements and upon completion of private improvements, they will receive the remaining \$125,000.

**Motion:** Motion was made by Board Member Knowlton and seconded by Board Member Bergthold to approve the Development Agreement for the Baker Landing Planned Development (PD) at 7100 Baker Boulevard and 3209 Ash Park Drive, Richland Hills, Texas 76118 with the included financial language changed.

Motion carried by a vote of 5-0.

## 5. ADJOURNMENT

**Motion:** A motion was made by Board Member Bergthold and seconded by Board Member Knowlton to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the Board, Mayor Lopez declared the meeting adjourned at 6:46p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Wells, City Secretary

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Edward Lopez, Mayor