

The City Council of the City of Taylor met on January 23, 2014, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira, Jr. declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem Chris Gonzales
Council Member Scott Green
Council Member Donald Hill
Council Member Brandt Rydell

Jeff Straub, Interim City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Danny Thomas led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Mr. Jose Orta representing LULAC No. 4721 spoke against the placement of No Parking signs on Welch Street and stated how he believes it would impede the group's right to protest at this location.

CONSENT AGENDA

1. APPROVE MINUTES FOR JANUARY 9, 2014.
2. CONCUR WITH PRELIMINARY FINANCIALS FOR DECEMBER, 2013.
Mayor Pro Tem Gonzales moved to approve the consent agenda as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

PUBLIC HEARING

3. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2014-03 REGARDING THE AMENDMENT OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN AND THE IMPOSITION OF ROADWAY IMPACT FEES.

Bob vanTil, Director of Planning and Development, presented a request to consider introducing an ordinance regarding the imposition of roadway impact fees. Mayor Ancira opened the Public Hearing and Mr. Harry Savio, Home Builders Association, spoke against any increase in fees on new development and questioned the need to include sidewalks in the calculation. With no other speakers coming forward Mayor Ancira declared the hearing closed and asked Mr. Hejl to read the caption to introduce the ordinance.

ORDINANCE NO. 2014-03 ROADWAY IMPACT FEES

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, IMPACT FEES FOR ROADWAYS; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE;

PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

4. RECEIVE REPORT FROM SEVENTH STREET FACILITY TASK FORCE.

Ms. Janetta McCoy presented the findings from the 7th Street Campus Task Force appointed by council to investigate future options for this facility. (Report attached to these minutes.) Ms. Judy Blundell, 201 N. Main Street, spoke in support of historical conservation efforts to this and other buildings in the city. Mr. Jose Orta, 1320 Howard, urged Council to look for ways to ensure that the existing groups using the building will continue to have access to this facility. Council expressed concern for costs involved in maintaining and/or redesigning the building and directed staff to meet with the Taylor Independent School District to discuss possible cost sharing options.

5. RECEIVE QUARTERLY REPORT FROM THE TAYLOR CHAMBER OF COMMERCE.

Mr. Thomas Martinez presented an update on activities from October through December 2013. No action was taken on this item.

6. RECEIVE UPDATE FROM THE TAYLOR HOUSING AUTHORITY.

Mr. Roy Rangel, Chair, Taylor Housing Authority Board, presented an overview of recent activities and changes at the facilities. (Report attached to these minutes.)

7. CONSIDER ANNUAL BOARD APPOINTMENTS AND REAPPOINTMENTS FOR CITY BOARDS AND COMMISSIONS.

Ms. Brock presented recommendations from city boards for appointments and reappointments to their respective boards. Taking both the Parks and Recreation and Main Street Advisory Boards out of the group, Council Member Rydell moved to approve all other appointments and reappointments as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

Mayor Pro Tem Gonzales moved to reappoint Stephen Truex to the Main Street Board and to appoint Holly vanScoy as a new member. Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

Council Member Rydell invited Mr. Joseph Meller to speak on his own behalf to be considered for reappointment to the Parks and Recreation Board. Council Member Rydell then nominated Matthew Temple to replace Jason Richter who was not seeking

reappointment. Council Member Hill nominated Hugh Shelton for this position. No other nominations were received and Mayor Ancira called for a vote on the last nomination of Mr. Hugh Shelton. VOTE. Four voted AYE; one NO (Rydell). Motion passed.

Mayor Pro Tem Gonzales nominated Matthew Olivarez to replace Nelson Alexander who was not being recommended for reappointment due to excessive absences; Council Member Hill moved to request a resignation from Mr. Alexander before replacing him and Council Member Rydell seconded the motion. VOTE: Four voted AYE; one NO (Gonzales).

Mayor Pro Tem Gonzales moved to nominate Kenny Orts for reappointment and Council Member Green seconded the motion; Council Member Hill asked for the appointment to be approved by acclamation. All agreed. Council Member Green nominated Joseph Meller. Council Member Hill moved to appoint Mr. Meller and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

One final appointment was made when Council Member Hill moved to appoint Ed Hile as the Chair to the TIF Committee and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

(Prior to the next agenda item, Mayor Ancira took the last item out of order to adjourn into Executive Session at 8:06 p.m.)

EXECUTIVE SESSION

13. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- Noack water agreement negotiations

14. CONSIDER ACTION FROM EXECUTIVE SESSION.

Council returned to open session at 8:31 pm and Mayor Ancira stated that no action had been taken during the closed session.

CONTINUE REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

8. CONSIDER RESOLUTION R14-2 CALLING AN ELECTION ON MAY 10, 2014 TO ELECT ONE COUNCIL MEMBER AT LARGE DESIGNATING THE POLLING PLACES, APPOINTMENT AN EARLY VOTING CLERK AND PROVIDING FOR NOTICE OF SAID ELECTION.

Ms. Brock presented a request to approve a resolution calling an election on May 10, 2014 to elect the At Large Council Member. Mayor Pro Tem Gonzales moved to approve Resolution R14-2 as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

9. CONSIDER APPROVING JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES WITH THE WILLIAMSON COUNTY ELECTIONS ADMINISTRATOR.

Ms. Brock presented a request to approve a joint agreement with Williamson County to contract for election services for the May 10, 2014 election. Council Member Hill moved to approve the agreement as presented and Council Member Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

10. RECEIVE PRESENTATION REGARDING PLANNING AND DEVELOPMENT PROCESS.

Mr. vanTil presented an overview of the duties and responsibilities of the Planning and Development Department with current statistics.

11. CONSIDER ESTABLISHING A CITIZEN COMMITTEE TO MAKE RECOMMENDATIONS TO COUNCIL REGARDING STREET MAINTENANCE AND RECONSTRUCTION.

Mr. Straub presented a plan on how to proceed with the establishment of a citizen committee to address the plan and investigate methods of how to develop and fund a street maintenance and reconstruction program.

12. DISCUSS FUTURE AGENDA ITEMS.

Mayor Ancira asked Council for additional items to be considered at future meetings. Mayor Pro Tem Gonzales asked for an update on the strategic plan process; Council Member Green would like to see information regarding a "vacant building fee" for Main Street properties; and for information regarding "wayfinder" signs in the historic district; Mayor Ancira added his concern regarding corridor signage.

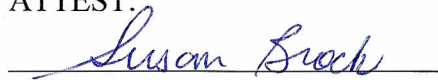
ADJOURN

With no further business; Mayor Ancira adjourned the meeting at 9:10 p.m.

A handwritten signature in black ink, appearing to read 'Jesse Ancira, Jr.', written over a horizontal line.

Jesse Ancira, Jr., Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read 'Susan Brock', written over a horizontal line.

Susan Brock, City Clerk

revised final
1.20.14

7th Street Campus Task Force

Final Report

Submitted for Presentation

January 23, 2014

Coordinator: Janetta McCoy;

Research Committee: Gerald Anderson, Joe Burgess, Sam Dowdy, Ed Hile, Ed Komandosky, Nancci Maloney, John Nelson, Jeff Straub, Sean Stockard

Executive Summary

In late summer of 2013, the Taylor Independent School District announced their intention to dispose of the property described here as the 7th Street Campus (also known as Taylor's Old Middle School and Taylor's Old High School). The issue of to whom the property might be delegated and for what use was of concern to the homeowners in the immediate vicinity of the property, as well as current users of the property, alumni and those concerned with historic preservation. While the members of the Taylor city staff were clear that the city does not own the property and could see no use for it, community members appealed to their sense of community stewardship in investigating viable sustainable uses that could respect the cultural and historical nature of the property. In response to their appeal, Mayor Jesse Ancira asked Councilman Brandt Rydell to create a task force to investigate appropriate, viable alternative uses for the school.

Acknowledging previous investigations as well as the broader community interests and creativity inherent in local residents, three community workshops were organized. Workshops, open to all, included a report from Komatsu Engineers who have pronounced the structure in excellent condition. A tour of the buildings and the campus was conducted by alumnae Pat Helbert. Other workshops encouraged interactions between participants to generate ideas for the property's future use. As three viable ideas consistently emerged, a steering committee of eight members was organized to investigate the success of similar such projects and research their potential and viability for the Taylor community.

The Komatsu report indicates the size of the 7th Street Campus (SSC) is approximately:

1. Total: 48,000 sf
2. Annex: 18,000sf
3. Auditorium 6,900 sf
4. Senior Center: 6,500 sf
5. Gym: 6,500 sf
6. Basement: 2,000 sf
7. Main Building: 30,500 sf *

**The Main Building square footage contains the current Senior Center and the Basement, but does not contain the Auditorium. Hence, the Main Building is about 21,900 sf total or about 10,950 sf on each floor when the Senior Center and Basement are not included in the total.*

As new purposes for the 7th Street Campus emerged and were articulated, inherent in each of these purposes was the desire to keep the social and cultural facilities now available in the main building. Such facilities include the senior center, the food bank, a thrift store, a quilt guild, and a variety of artist and dance studios. Further, with each proposal is the intention that any renovation or repurposing work include provision for optimizing and generating renewable energy.

Research regarding other communities facing the need for repurposing similar properties provided both emotional and academic support to the efforts of the task force. Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report has identified the following uses for these repurposed facilities:

- | | |
|---------------------------|-----|
| 1. Charter Schools | 42% |
| 2. Government/non-profit | 22% |
| 3. Other Educational | 12% |
| 4. Residential | 10% |
| 5. Other | 5% |
| 6. Still to be determined | 9% |

Three purposes were identified and prioritized at the Taylor community workshops:

- 1.) A municipal/government building
- 2.) A vocational/technical school
- 3.) Senior housing with a focus on healthy living

A comparison of the three identified new purposes for the 7th Street Campus revealed both strengths and weakness of each.

	City Hall	Vocational, Technical Education	Senior Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC supporting workforce development	Affordable, healthy living for aging in place; A destination of choice
Benefits	Frees current City Hall for use by Temple College and/or Legacy; Centralizes city offices	Meets local industry needs Serves workforce vocational needs; New sources of revenue for city	Location is ideal: central & residential; Meets need of Taylor aging demographic and complements City Comprehensive Plan; New job creation; New sources of revenue for city.
Challenges	Existing City Hall is adequate; 7 th St. Campus not on Main Street; Funding sources: taxpayers	Unclear ownership; No support from TISD; Would not take full advantage of available space; Requires collaboration with larger entity	Unclear ownership; Primarily private funding; Sources still to be identified
Similar Projects	Pasco, WA, Cleburne, TX Darlington, WI		Albuquerque, NM** Charleston, WV Park Hills, MO
Funding Potential	Community Development Block Grants; Bonds issued by city; THC Grants, USDA Grant	TAMU, UT, Texas Assoc of Plumbers; TX Assoc of Electricians; TX Assoc of HVAC Technicians; TX Workforce Development Agency	USDA Rural Communities Development Initiative; US Dept HUD; Local Banks; Private, non-profit organizations; Federal Tax Credits Historic rehabilitation tax credits

*** An impressive number of companies have substantial experience in developing and funding repurposed historical buildings for senior housing. Their work will be described and illustrated in the final report to the council on January 23.*

Recommendations of the 7th Street Task Force

Because the TISD has made it clear that they plan to dispose of the school, maintaining the status quo is not an option. Depending on who might acquire it, many important social services and cultural venues may be forced to find new locations. It is the consensus of the members of the task force that any one of the three options identified above can be made viable and would be an asset to the City of Taylor. Further, it is the opinion of the task force that the three purposes are not mutually exclusive. However, these opinions and new understandings alone are not sufficient for saving this valuable, historical building or implementing a successful repurposing. **Action must be taken.** It is the recommendation of the taskforce that the city council take the above three proposed options under advisement with the following action steps:

1. Negotiate with the TISD to maintain the property at the current level until the end of the current fiscal year.
2. Negotiate with the Taylor Independent School District in a Memorandum of Understanding (MOU) for an option to acquire the property at the end of the current fiscal year with the intention that the City of Taylor would develop a plan of action for preserving and repurposing the property with a qualified developer.
3. Work with a Community Taskforce to create and seek funding as a separate entity (501c3) which could hire a project manager governed by a board of directors. This project manager would be responsible for seeing the project through to completion.
4. Set aside time to meet with the 7th Street Taskforce in a workshop to further develop a plan of action.

Background

The property known as Taylor's Old 7th Street High School Campus (SSC) was acquired by the city in the early part of the last century for the purpose of building their first high school and was Taylor's premier educational facility until the 1970's when a new high school was built north of the city on Main Street. After a brief service as a Middle School, the property was repurposed to serve as the home of a variety of social and cultural services now including the Switzer Senior Center, Shepard's Heart Thrift Store, Taylor's alumni Webb Room, and a small number of active art and dance studios.

In late summer of 2013, the Taylor Independent School District announced their intention to dispose of the SSC due to the high cost of maintenance and the minimal revenue generated from the current tenants. Table 1 is the cost as supplied by the TISD. The issue of to whom the property might be delegated and for what use was of concern to the homeowners in the immediate vicinity of the property and various community groups. A letter writing campaign by homeowners and an appeal to the Taylor City Council to take some action demonstrating their stewardship of the community was generated. Because the TISD has made it clear that they plan to dispose of the school, maintaining the status quo is not an option. Depending on who might acquire it, many important social services and cultural venues may be forced to find new locations. While the members of the Taylor city staff were clear that the city does not own the property and could see no use for it, community members appealed to their sense of community stewardship in investigating viable sustainable uses that could respect the cultural and historical nature of the property. In response to their appeal, Mayor Jesse Ancira asked Councilman Brandt Rydell to create a task force to investigate appropriate, viable alternative uses for the school.

Table 1. Annual maintenance costs for the 7th Street School as supplied by TISD

Electricity charges	\$38,112.13
Water, wastewater, and garbage	\$15,841.36
Grounds maintenance	\$12,000.00 -\$15,000.00
Gas charges (if any)	\$2710.79
Liability insurance	\$7,805.00
Cleaning and General Maintenance	No data available since the entire site is not being utilized full time. However, a rough estimate would be \$15,000-\$20,000 for maintenance and \$20,000 for custodial services.

The Process of the 7th Street Campus Taskforce

Acknowledging previous investigations as well as the broader community interests and creativity inherent in local residents, three community workshops were organized.

Workshop One: Publicized in the local newspaper, a Facebook page, and personal invitations were issued for the first workshop held in the dining room of the Switzer Senior Center on September 24, 2013. Organized by Councilman Rydell, approximately 40 interested citizens attended. A tour of the buildings and the campus was conducted by alumnae Pat Helbert.

Workshop Two. A representative from Komatsu Engineers presented a report on the condition of the campus structures indicating they are in excellent condition. Attendees offered their interest and concerns for the property. A brief exercise identified numerous alternatives for new or additional uses for the campus.

Workshop Three. Utilizing the ideas generated in the second workshop, approximately 40 community members attended a second workshop on October 8, 2013. Encouraged to explore and offer feedback on the previously identified topics, the exercises included a discussion of the benefits and challenges to uses. Through a voting process, the number of options for SSC repurposing were narrowed. Finally it was clear that three uses had the most traction with the community: a municipal (city hall) option; a vocational/technical school option, and senior housing.

As the three options consistently emerged, a research committee of eight members was organized to investigate the success of similar such projects and research their potential and viability for the Taylor community. The research committee met several times to discuss their findings and develop a plan for reporting their findings.

Workshop Four. A final workshop on January 14, 2014, was conducted in the Taylor City Hall auditorium. More than 50 members of the community were in attendance. The findings of the taskforce and research committee were presented for community feedback.

Concerns were expressed regarding why the city should become involved in the fate of the SSC. It is the opinion of the taskforce that the city is the one entity with the resources to take the action thus assuring the current social services are maintained and the property is developed in the best interest of the city. While the TISD could (though not necessarily) donate it to any interested government or non-profit organization the City Council is accountable to the voters of the city and thus are more likely to consider the needs of the city and the neighborhood. The city also has more flexibility in dealing with such matters.

Concern was expressed regarding the legality of the city's potential action and assistance with re-development. According to the Texas Education Code 11-154, see Appendix A, this project would qualify as legal.

Concern was expressed regarding the use of the gymnasium. It is currently available for community groups at no charge. It would not be the recommendation of the taskforce that such availability would change. However, it would be part of the upgrade for air conditioning and plumbing.

Concern was expressed regarding how the housing option would be made available and to whom. The taskforce did not work at that level of detail: determining the size of units, whether they be rental or purchased, or low-, affordable, or high-income will require research beyond the scope of the taskforce.

Concern was expressed regarding the development of a vocational/technical school and whether it would be redundant to the efforts of Hutto's EWCHEC program. That is neither our intention nor our vision. The program envisioned here would not be a college level training, rather a practical hands-on program for certification only.

Relevant Information

The Komatsu report indicates the size of the SSC is approximately:

1. Total: 48,000 sf
2. Annex: 18,000 sf
3. Auditorium 6,900 sf
4. Senior Center: 6,500 sf
5. Gym: 6,500 sf
6. Basement: 2,000 sf
7. Main Building: 30,500 sf *

**The Main Building square footage contains the current Senior Center and the Basement, but does not contain the Auditorium. Hence, the Main Building is about 21,900 sf total or about 10,950 sf on each floor when the Senior Center and Basement are not included in the total.*

As new purposes for the 7th Street Campus emerged and were articulated, inherent in each was the desire to keep the social and cultural facilities now available in the main building. Such facilities include the senior center, the food bank, a thrift store, a quilt guild, and a variety of artist and dance studios. Further, with each proposal was the expressed desire that any renovation or repurposing work include provision for optimizing and generating renewable energy.

Research regarding other communities facing the need for repurposing similar properties provided both emotional and academic support to the efforts of the task force. Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report has identified the following uses for these repurposed facilities:

1. Charter Schools 42%
2. Government/ non-profit 22%
3. Other Educational 12%
4. Residential 10%
5. Other 5%
6. Still to be determined 9%

Three Prioritized Options

Of the many options investigated three emerged as most viable and of most use to the community:

- 1.) A municipal/government building
- 2.) A vocational/technical school
- 3.) Senior housing with a focus on healthy living

To best organize the information and allow an equitable comparison, each of the options is described in terms of the likely vision inherent in the option, its benefit to the community, challenges the option might encounter, similar successful projects and how that option might be funded. See Table 2.

Table 2. The Anchor Options compared.

	City Hall	Vocational, Technical Education	Senior Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC supporting workforce development	Affordable, healthy living for aging in place; A destination of choice
Benefits	Frees current City Hall for use by Temple College and/or legacy; Centralizes city offices	Meets local industry needs; Serves workforce vocational needs; New sources of revenue for city	Location is ideal: central & residential; Meets need of Taylor aging demographic and complements City Comprehensive Plan; New job creation; New sources of revenue for city;
Challenges	Existing City Hall is adequate; 7 th St. Campus not on Main Street; Funding sources: taxpayers	Unclear ownership; No support from TISD; Would not take full advantage of available space; Requires collaboration with larger entity (funding potential below)	Unclear ownership; Primarily private funding; Sources still to be identified
Similar Project	Pasco, WA, Cleburne, TX, Darlington, WI		Albuquerque, NM** Charleston, WV Park Hills, MO
Funding Potential	Community Development Block Grants; Bonds issued by city; THC Grants, USDA Grant	TAMU, UT, Texas Assoc of Plumbers; TX Assoc of Electricians; TX Assoc of HVAC Technicians; TX Workforce Development Agency	USDA Rural Communities Development Initiative; US Dept HUD; Local Banks; Private, non-profits organizations; Federal Tax Credits Historic rehabilitation tax credits

The Municipal Option

Vision

An active city center complex including a City Hall, Library, Recreation Center, and a Performing Arts Center

Benefits:

1. This building would present a greater, grander image of the City of Taylor.
2. This location would allow sharing of meeting rooms with the Library.
3. Freeing up the existing city hall would allow the TCAT legacy program to move there, thus eliminating the need for portable buildings on Main Street.
4. With attention to design of the interior, this option would offer a more efficient, code-compliant use of space.
5. The basement of the building is ideal for an Emergency Operations Center – which the city does not currently have.

6. Cost of renovating the 7th street campus would likely be less than the construction of a new city hall on Main Street.
7. TEDC might consider moving their offices to this location thus reducing their maintenance costs and encouraging collaboration with the city.
8. The Auditorium and Gymnasium would be available to all – and perhaps more fully utilized.
9. Given the current needs of the municipal offices even with consolidation, there would still be plenty of room for the current tenants, though they might have to be relocated within the building.

Challenges

1. Funding for this repurposing would most likely be supported with taxpayer dollars.
2. Many residents think Main Street is a more appropriate location for a city hall.
3. Given the other needs of the city, timing for creating a new city hall might not receive community support.
4. This would likely increase traffic in a primarily residential neighborhood.

Similar projects in other communities

Pasco City Hall, Pasco, Washington. In 1993 the community of Pasco, WA remodeled an old school into their city hall. The current city manager, who was city manager at the conversion reports the results have been highly beneficial to the community. The estimated cost in 1993 was \$6M funded by the issuance of a bond. Contact: Gary Crutchfield, city manager, 509-544-3080. See photographs in appendix.

Cleburne (Johnson County) Courthouse. Johnson County hired architect Alan Magee and construction manager Pete Durant to repurpose the old high school building in Cleburne rather than tearing it down. It was in disrepair and had not been used for several years for any purpose. Once the building was purchased from the school district, the entire interior of the building was gutted and only the brick exterior remained. A new building was created from within. Once completed in the fall of 2004, the project came in \$400k under the original budget of \$12.9M. It now contains the Guinn Justice Center with 3 district courts, 2 county courts at law, the county and district clerk's offices, the county and district attorney's offices, a law library, central mail room, auxiliary court rooms,, and still they have room to grow. Contact: Allison Hitchcock, Administrative Assistant to County Judge Roger Harmon 81-556-6360.

Possible Funding sources:

Community Development Block Grants
 Bonds issued by city
 Texas Historical Commission Grants
 United States Department of Agriculture

The Vocational/Technical School Option

Vision

An educational facility teaching skills in plumbing, electricity, and air conditioning thus supporting needed workforce development in East Williamson County

Benefits

1. Meets local industry needs
2. Serves workforce vocational needs within the state
3. Could be some new sources of revenue attracting new people into Taylor
4. This would fill a void and offer a service not being offered by EWCHEC in Hutto

Challenges

Taylor ISD has no interest in further use of the building or this program.

Timing: this program would require a significant amount of time for research and development thus not self-sufficient for some time to come.

Similar Projects

Workforce development, Continuing Education and Vocational programs are widespread throughout the United States. Facilities of allsorts (e.g. banks, department stores, and grocery stores) have been transformed into workforce development centers and incubators in communities across the country.

Possible Funding sources:

Partnerships with Texas A & M University, University of Texas
Texas Association of Plumbers
TX Association of Electricians
TX Association of HVAC Technicians
TX Workforce Development Agency

Senior Housing Option

Vision

As Senior Housing, the 7th Street Campus will provide affordable, healthy living opportunities utilizing an aging-in-place concept for our residents over 55 in and surrounding the Taylor community. This includes all facets of a healthy living lifestyle such as onsite access to medical needs, recreational, and educational activities. The 7th Street Campus would be a destination of choice for seniors who choose to remain in their homes and pursue an active lifestyle. This renovation will save one of Taylor's most prominent historic buildings ensuring it will remain part of the community for generations to come.

Benefits

As a large percentage of our population continues to 'gray', safe, accessible, and efficient accommodations have not kept pace with the needs and desires of this demographic in Taylor and Williamson County. Converting the campus to upgraded living quarters for senior citizens certainly meets those criteria while providing a means of affordable living that might otherwise be out of reach for some.

Focusing on revitalization of the building and the surrounding campus will provide the city with other sources of substantial revenue from property and sales taxes as well generating new jobs to complete and maintain the project. The addition of possible medical, recreational, and educational opportunities will create a fully functioning campus needing management and maintenance thus generating many new solid, high quality jobs as well.

Lastly, the taxpayer maintenance costs currently associated with the building can be redirected within the TISD budget for other educational purposes. In fact, new school district tax dollars will be generated from the property.

Challenges

The lack of support and clear direction is at issue. The need to secure the building without the deed restrictions is a necessity for a commercial venture.

The 'fear of failure' culture within the Taylor taxpaying community, i.e. the loss of the YMCA, Temple College, Old City Hall, and the complex funding requirements for this kind of project will present unique public relations needs and greater public accountability of the project as a whole.

The long term issues of maintenance / management solutions are varied in application and must be considered carefully to ensure the continued integrity and viability of the campus.

Other Similar Projects

Several scenarios exist on the extent of developer involvement, both with the initial project and the continuing management efforts. The projects and developers we present here are focused on the rehabilitation of historic buildings and most with emphasis on individual housing. Their services range from initial concept through securing funding to project plan/execution and long term management. Our goal is to present these concepts to TISD / City Council as a first step in the planning process and

move forward with a consolidated effort to save the 7th Street campus as a viable, vital part of our community.

Similar existing, successful projects are available for comparison and instruction. These include Riverview at Clendenon School in Charleston, WV (<http://auassociates.com.s157318.gridserver.com/?p=24>); Eugene Field Apartments in Park Hills, Missouri; Oliver School Apartments in Clark County, Kentucky (859) 744-2907; Academy Flats in Covington, KY (<http://www.modelgroup.net/portfolio/academy-flats.aspx>); the Lofts at Albuquerque High School in Albuquerque, New Mexico (<http://www.abqhigh.com>) among many others across the United States.

Potential Funding Sources

USDA Rural Communities Development Initiative
US Dept. HUD
Local Banks
Private, non-profit organizations
Federal Tax Credits

NEXT STEPS

It is the consensus of the members of the task force that any one of the three options identified above can be made viable and would be an asset to the City of Taylor. Further, it is the opinion of the task force that the three purposes are not mutually exclusive. However, these opinions and new understandings alone are not sufficient for saving this valuable, historical building or implementing a successful repurposing. **Action must be taken.** It is the recommendation of the taskforce that the city council take the above information and concerns of the community together with the three proposed options under advisement with the following action steps:

1. Negotiate with the TISD to maintain the property at the current level until the end of the current fiscal year. Maintenance for the property is already in the TISD budget until September 2014.
2. Negotiate with the Taylor Independent School District in a Memorandum of Understanding (MOU) for an option to acquire the property at the end of the current fiscal year with the intention that the City of Taylor would develop a plan of action for preserving and repurposing the property with a qualified developer. The timeline is adequate for this to be accomplished by September 2014.
3. Work with a Community Taskforce to create and seek funding as a separate entity (501c3) which could hire a project manager governed by a board of directors. This project manager would be responsible for seeing the project through to completion.
4. Set aside time to meet with the 7th Street Taskforce in a workshop to further develop a plan of action. This should be arranged before the last day of February 2014.

Once ownership is transferred to a qualified entity, interim management and maintenance of the property must be clarified. Financial support for subsequent development will likely be

required from multiple sources as detailed above. We recommend accessing the services of a financial resources company with experience in working with developers and investors to utilize state and federal historic rehabilitation tax credit programs.

APPENDIX A

Texas Education Code

Section 11.154:

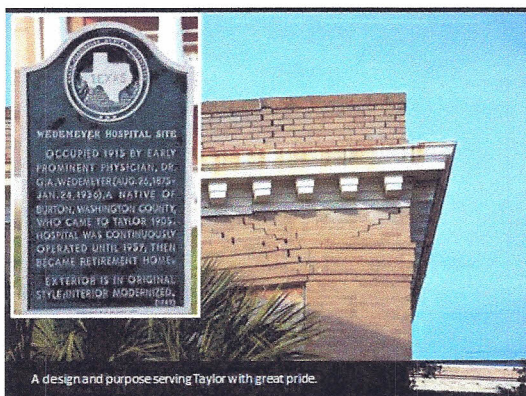
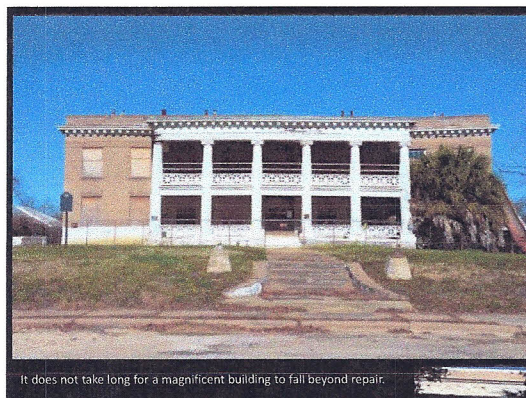
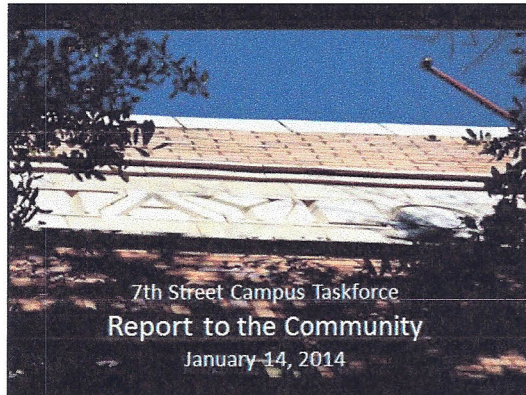
§ 11.154. SALE OF PROPERTY OTHER THAN MINERALS. (a) The board of trustees of an independent school district may, by resolution, authorize the sale of any property, other than minerals, held in trust for public school purposes.

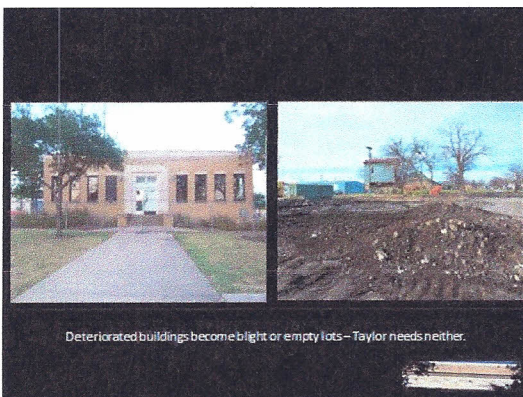
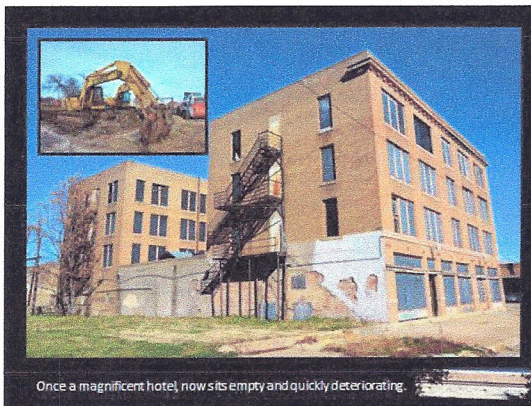
(b) The president of the board of trustees shall execute a deed to the purchaser of the property reciting the resolution of the board of trustees authorizing the sale.

(c) A school district may employ, retain, contract with, or compensate a licensed real estate broker or salesperson for assistance in the acquisition or sale of real property.

APPENDIX B

Powerpoint slides used for presentation to the community.

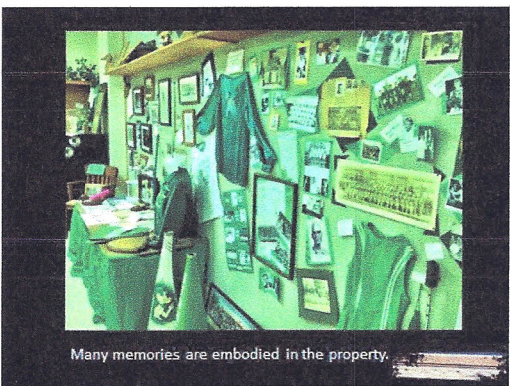
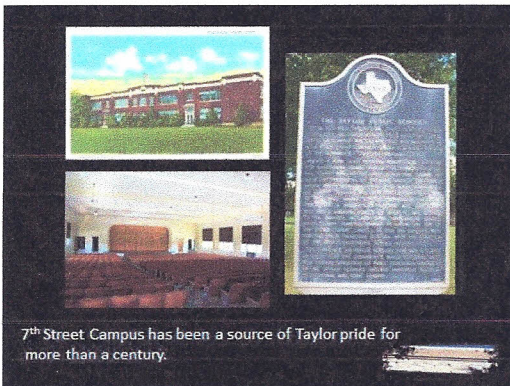
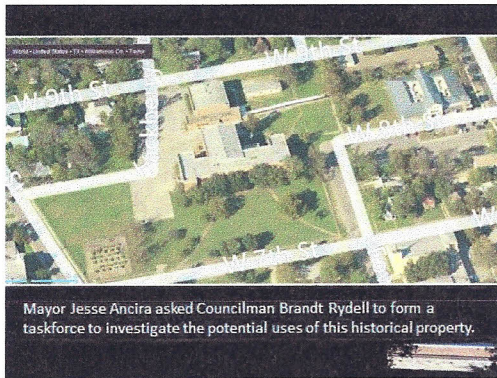




Why bother?

What happens when a community neglects its history and its historical buildings?

- Falling property values
- Rising taxes
- Hesitant buyers/investors
- Loss of historical context
- Missed opportunity for growth



Important Details

- The Komatsu report : size of the SSC is approximately

Total	48,000 sf
Annex	18,000sf
Auditorium	6,900 sf
Senior Center	6,500 sf
Gym	6,500 sf
Basement	2,000 sf
Main Building	30,500 sf *

** The Main Building square footage contains the current Senior Center and the Basement, but does not contain the Auditorium. Hence, the Main Building is about 21,900sf total, or about 10,950sf on each floor when the Senior Center and Basement are not included in the total.*

What the task force did

3 open community meetings
What should the property be?
What should it include?

Formation of a research group to
investigate the viability of emerging
community ideas

One over-arching request:

**Keep the existing social and cultural
organizations now on the campus**

- Switzer Senior Center
- Meals on Wheels
- Thrift Store
- Art and Dance Studios

Needed Research

The Task Force addressing the 7 th Street Campus Alternatives			
Vision	Preserve a significant, historic property through adaptive reuse with a self-sustaining program and to improve the quality of life in Taylor, TX		
Benefits	Improve image of Taylor New jobs Generate new revenues		
Challenges	Community's fear of failure Lack of support and clear direction from city and school district Unclear ownership requirements		
Uses & Similar Projects	?	?	?
Funding Potential	?	?	?

Anchor Options			
	City Hall	Vocational, Technical Education	+55 Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC	Healthy living for aging in place A destination of choice
Benefits	Reuses current city Hall for use by Temple College & Legacy Centralizes city offices	Meets local industry needs Serves workforce vocational needs New sources of revenue for city	Location is ideal Meets need of Taylor aging demographic New job creation New sources revenue for city Historic rehabilitation tax credits
Challenges	Existing City Hall is inadequate 7th st campus not on Main Street Funding by taxpayers	Unclear ownership No support from TISO Would not take full advantage of available space Requires collaboration with others	Unclear ownership Primarily private funding Sources of funding still to be identified
Similar Projects	Pasco, WA Columbus, TX Dallington, WI		Albuquerque, NM Charleston, WV Park Hills, MO
Funding Potential	Community Development block Grants Bonds issued by city TMC Grants USDA Grants	TAMU, UT Texas Assoc of Plumbers TX Assoc of Electricians TX Assoc of HVAC Technicians TX Workforce Development Agency	USDA Rural Communities Development Initiative US Dept HUD Local Banks Private, non-profits organizations

Any one else repurposing old schools?

Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report identifies the following uses for these repurposed facilities:

Charter Schools	42%
Government/ non-profit	22%
Other Educational	12%
Residential	10%
Other	5%
Still to be determined	9%

Three strong ANCHOR* ideas emerged

Municipal facility – *perhaps a new City Hall*
Vocational/technical school
Senior living facility

**Criteria: self-sustaining*

High School → City Hall



City Hall, Pasco, WA
originally the high school, repurposed in 1999 for \$6M



Needed Research

The Task Force addressing the 7 th Street Campus Alternatives			
Vision	Preserve a significant, historic property through adaptive reuse with a self-sustaining program and to improve the quality of life in Taylor, TX		
Benefits	Improve image of Taylor New jobs Generate new revenues		
Challenges	Community's fear of failure Lack of support and clear direction from city and school district Unclear ownership requirements		
Uses & Similar Projects	?	?	?
Funding Potential	?	?	?

High School → Courthouse



Johnson County Courthouse
Cleburne, TX



Circa 1938



Interior

Multiple layers of funding required for Government/Municipal projects, include

- Community Development Block Grants
- Bonds issued by city
- Texas Historical Commission Grants
- USDA Grant Historic rehabilitation tax credit programs
- Economic Development Agency

Funding for Vocational/Technical option

Partnerships with larger educational organization might include:

- Texas A & M University
- University of Texas
- Texas Assoc of Plumbers
- TX Assoc of Electricians
- TX Assoc of HVAC Technicians
- TX Workforce Development Agency
- Economic Development Agency

High School → Housing



Academy Flats, Covington, KY, 26 units



Unfurnished unit



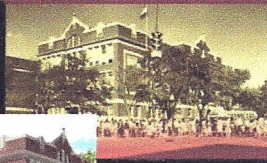
Main hallway



Unit

High School → Loft Apartments

The Lofts at
Albuquerque High



Albuquerque's 1927 high school was restored and renovated in 2008,
now 70 units.

Multiple layers of funding for Senior Housing, include

Department of Agriculture

Rural Communities Development Initiative

US Department of Health and Human Services

US Department of Housing and Urban Development

Local banks

Private investors

Historic rehabilitation tax credit programs

Next Steps: CITY TAKE ACTION!

1. City acquire the building;

and

2a. identify qualified staff or new hire as project manager with the
objective of recruiting an appropriate developer.

or

2b. work with a Community Taskforce to create and seek funding as a
separate entity (501c3?) which could hire a project manager governed
by a board of directors. This project manager would be responsible for
seeing the project through to completion.

and

3. negotiate memorandum of understanding with the TISD to maintain
the property at the current level for one more year while the City
organizes to create the necessary position and obtain funding.

1. Summary of the Board

- a. The board is comprised of 5 commissioners. 1 of these commissioners must be a resident of the housing authority.
- b. The board members are appointed by the Mayor.
- c. The duty of the board members is to pass resolutions and policies for the governance of the housing authority.
 - i. For example, approving budgets.
 - ii. Discuss major purchases,
 - iii. Revising budgets....such as putting more money towards a different project if we feel that will be best for the Authority.
- d. Finally, the goal of the commissioners is to be available to resident's positive feedback and not so positive feedback. With this information we relay these findings to the Executive Director. This in turn will build the community up and let the residents know we are here for them. We, commissioners remind ourselves that the residents are our boss.

2. Public Housing units of the Taylor Housing Authority

- a. We have Mary Olson, which has __46__ units.
- b. Senior citizen combined in these units are __20__
- c. Families combined in these units are __9__
- d. School aged children are __13__
- e. Non-school aged __10__

- f. We have Avery, which has __70__ units,
- g. Senior citizen combined in these units are __6__
- h. Families combined in these units are __68__
- i. School aged children are __61__

3. Section 8 vouching program: we provide __142__ vouchers currently to private landlords.

4. Recent turn-overs of Executive Director at the Housing Authority

- a. During my tenure as a commissioner we have had 2 Executive Directors resign.
 - i. Mr. Shorts submitted his resignation under the Chairman at that time.
 - ii. Mr. Bennett submitted his resignation under the Chairman at that time.
 - 1. **Shorts resignation came upon questioning of property management.
 - 2. **Bennett's resignation came upon questions from the Treasurer (at that time myself) regarding purchases.
- b. Currently we have voted in Clark Jackson as the interim Executive director. His knowledge of financials is tremendously aiding us by assisting current staff members get real numbers for reports needed for HUD.

- c. We are currently reviewing candidates for a permanent Executive director. We have some highly qualified candidates that have shown interest in this position.

5. Housing History

- a. The Taylor Housing Authority was established in 1952 to provide housing for low income residents in the Taylor community. The United States Housing Act of 1937 provided the foundation for creating public housing agencies throughout the country, thus Taylor. The U.S. Department of Housing and Urban Development (HUD) was designated as the oversight organization to govern public housing authorities. Functions of HUD include but are not limited to, establishing policies and procedures, ensuring public housing agencies comply with the code of federal regulations, and provide funding through subsidies.
- b. The Mary Olson apartments were named in honor of THA's first Executive Director.
- c. Avery named after Charles W. Avery.

6. The misconstrued impression about the Housing Authority

- i. Many people do not know of the Housing Authority....other than its low-income housing. I believe it's a community of residents that look over each other. They are working young families and elderly folks.
- ii. Residents are not sitting back watching TV. Residents are required to provide a certain amount of hours of volunteer service to the Taylor community.
- iii. the current staff knows the residents by name...and even their pets name.
- iv. The residents, just like us have living concerns. I have spoken to a resident and she described how she would never have thought about living at the HA. She fell on bad times and needed living assistance. She was worried about the neighborhood, but soon found life friends. I get the same sentiment from our resident commissioner that this is like any other neighborhood.
- v. We are considered a small Authority. I find this category as new chairman a great opportunity to focus on development programs for residents. In, Up and Out, which I will describe to you shortly.
- b. Although many of the Housing Authority residents are low-income, the Commissioners are laying out a path of success for its residents.
- c. We have a scholarship program. Although this last year we were not able to provide one, because of turnover, this scholarship is for student residents.
- d. We have the Section 8 home ownership program that will assist low income families to purchase a home in the local market through the Mortgage Assistance Payments Program.
- e. We know that many residents are seniors, but we do have many young families that work. That paycheck that this family receives is countered by the Authority with a formula in which guides the property manager on how much the rent will be. This is not free housing....residents do pay an amount.
- f. Commissioners have taken advantage of Commissioner training seminars. These seminars hold classes in just about every aspect of the inner workings of any authority. This past year San Antonio hosted the event. They have a great model for resident

groups that I want to take advantage of. The prior E.D. and I did agree on a motto. In, Up, and Out.

- i. In- knowing that circumstances have brought the resident candidates to our Authority for assistance. Loss of a job, Single mother, Single father? Struggling to make ends meat.
- ii. Up- Ok, you're here with us as a resident. What are you going to do about graduating from the authority? I want the residents to know that we are going to work hard to lay out a foundation of encouragement to have residents looking for work. When the new E.D. comes aboard I want the commissioners to work with him or her to start bringing volunteer programs on building skills...operating a computer, building a resume, or building on a skill this person may have.
- iii. Out- Once these applicants find a job and no longer qualify for Housing from the Authority, this will open a spot where the cycle rotates.
- iv. We also have a website that we are building up, www.taylorha.org.
- v. We have residential use only computers available in our office.

The THA has a hit turbulence this past year. We do have staff that is capable of operating the HA. We have assistance from HUD with any questions the staff may have. I have been talking to our agent in San Antonio, Soila, with updates from our Authority. Although, since we are considered a small authority once we hire the E.D. we will get the operations back into full swing.