

The Grogan's Mill Village Association Meeting Minutes
Monday, February 21st, 5:30 p.m. CST
Zoom Conference Call

<u>Board Member</u>	<u>Present</u>	<u>Board Member</u>	<u>Present</u>
Director Raquel Fatiuk	X	Director Russell Balsamo, Jr.	X
Director Mitzi Fredrick	X	Director Sara Bissig	X
Director Neil Gaynor	X	Past President Edmund Chapman	X
Director Pat Goodpastor	X	President Bruce Cunningham	X
Vice President Emily Hoppel	X	Director Aaron Hoffstadter	X
Treasurer Kelly Lewis	X	Secretary Jackson Palmer	X
Director Bella Cruz	X	Director Vince Fredrick	X
Director Summer Hausman			

Topic	Discussion	Action/Follow-up
Call To Order		
Sheriff's Report - S. Medina	N/A – Township holiday	
Resident Comments		
Program Specialist Report	Township shuttle to rodeo in service (website for more information) Our new specialist will be Erin (next month)	
Special Presentations	Dr. Nunes – Assistant General Manager of the township - PP presentation - Q/A Ronda Trow – Howard Hughes Director of Community Relations - List of questions were submitted to Ms. Trow before the meeting, the first three have been answer personally (entire list attached at end of this document)	(will email for presentation copy after meeting)

	- No firm information on re-development or shopping center other than willing to work with community	
GMVA President's Report	No new commentary outside of written report	
Review and Act on Minutes	Motion approved for November and January meeting	
Committee Reports		
Reports from other Woodlands organizations		
Additional Resident Comments		
Additional GMVA Director's Comments		
Adjourn Meeting		

FEBRUARY GROGANS MILL VA MEETING QUESTIONS FOR HOWARD HUGHES (Ronda Trow)

- What are your plans for revitalizing the Grogan's Mill Shopping Center? The center was once the center of The Woodlands with restaurants, grocery stores, ice skating rink, and specialty stores. With a firm commitment to the community, it once again can become a shining star in The Woodlands as a true example of what George Mitchell visualized when he started this fine community.

We do not own the village center or any of its components. We agree that Grogans Mill Village Center needs revitalization and look forward to assisting as possible.

- HHC - There is a large pathway gap along Kuykendahl from Lake Woodlands to Research Forest. Are there plans to fill in this gap?

We do not have any future development plans in this section. Township and/or county may have additional projects in this area.

- HHC - Any upcoming major projects in the Town Center area? 10 Waterway Ave
<https://www.google.com/maps/search/10+Waterway+Ave?entry=gmail&source=g>?

Kirby Icehouse

- For this and future developments directly impacting Woodland's residents, can the public be made more aware of the intentions of the developments so that there won't always be this continued speculation?
- We understand that business moves cannot always be divulged, but the actions of developers in our community directly impact our way of life. Can there be more transparency? As
- We've seen what it looks like when one single retailer (Randall's) uproots from our area. The loss of anchors in multiple centers has had a domino like negative effect on our community. Is there a way to prevent this corrosion in future developments? Are multipurpose centers the answer, so that the absence of "one" doesn't bring everyone down? What tactics or setups would you recommend preventing this?
- Residents have concerns about more high-density housing developments. While this is a benefit for developers and property owners, you must understand the concerns of the public. With only so much space remaining in the Woodlands proper, how can we ensure that the Grogan's Mill center area will have preserved natural spaces remaining, and not take up all this space with high density housing or the like?

- What is the anticipated split between housing and retail/green space? Example: 40% housing, 60% retail/other developments? Since the property/acreage is so expansive, residents still want to utilize the predominant amount of that space (public areas, green spaces, shopping/retail, enhanced experience around the lake, etc.).
- Could there be aesthetically pleasing covered areas to potentially keep the farmer's market going, with electric access for vendors, so that we won't have to listen to generators, and so that they could continue to meet in the center? When not utilized for the farmer's market, the covered areas could be used for other things. This way, the vendors wouldn't have to set up all the canopies and everything else too.
I don't see why a farmer's market wouldn't be a desirable asset for the long term (for everyone involved), even if you're going for a more modern overall approach.
- What is the projected timeline for development, and once plans are established, can they be made public for us to see what's happening?
- The center is no doubt outdated. What "fresh" assets could be made part of the newly developed space? Outdoor elevated dining overlooking the lake with patio seating below? A small amphitheater for outdoor lake concerts? Can something be added to give the area the shot in the arm that's needed? What are your ideas?
- There's so much parking lot space currently there. If it becomes a multi-use area, could more of the ground space be utilized for development (retail, green spaces, public enjoyment and housing-if that's inevitable), and then a parking garage added so that the space could have more assets?
- With businesses leaving, rents being unpaid, roadways changing around the center, and the center slowly dying off, this center has been on so many of our radars for quite some time. This area has been a "go-to" for many of us for many years, so as quirky as it may sound, there's actual "emotion" tied to that center. Please know that we all need and want a desirable outcome. Although we've shopped elsewhere (groceries) since Randall's left, it's due to no fault of our own. Even though we drive other places, it's because we've HAD to. What assurances can you give us that a grocer will be part of the plan? We really need a grocer there, as most all of us would like to see George Mitchell's original vision for that retained.
- What are the general plans for redevelopment of the former convention center lodge accommodation area?
- What is being considered to improve Lake Harrison as a residential amenity?

- How long can we expect the failing Grogan's Mill Village Center to be around before redevelopment?
- Are there plans for the undeveloped area of the Resort that was once used by Exxon? This is the area accessible from North Millbend on the 18th tee boxes of the Panther Course, north of the waterpark. If so, what is the project and the timeline?
- The traffic noise has become ever-present and very loud in many parts of Grogan's Mill. (Much louder than what one hears in the city of Houston.) There are no barriers, man-made or natural, abating the noise from Woodlands Parkway. The exposed golf courses create no buffer. This affects quality of life and property values. How can the Township and The Howard Hughes Corporation address this problem?