

The Grogan's Mill Village Association Meeting Minutes

Monday, October 23rd 2023, 6:00 p.m. CST

The Woodlands Township Building

2801 Technology Forest Blvd, The Woodlands, TX 77381

<u>Board Member (Even Year)</u>	<u>Present</u>	<u>Board Member (Odd Year)</u>	<u>Present</u>
Secretary Kelly Lewis	X	President Aaron Hoffstadter	X
Treasurer Adrian Lopez	X	Vice President Vince Fredrick	
Past President Emily Hoppel	X	Director Sara Bissig	X
Director Bella Cruz	X	Director Lore Breitmeyer-Jones	X
Director Mitzi Fredrick		Director Wes Cordova	X
Director Neil Gaynor	X	Director Bruce Cunningham	X
Director Pat Goodpastor	X	Director Holly Willig	
Director Sommer Hausman	X		

Topic	Discussion
Call To Order	President Hoffstadter called the meeting to order at 6:00 pm and welcomed residents to the meeting.
Resident Comments	None.
Sheriff's Report – Specialist McCarty	<p>Specialist McCarty updated the board on police activity statistics in TWT and Grogan's Mill from the month of September.</p> <p>Autism Awareness Initiative – Stickers for homes and vehicles to provide notice for police that an individual may be neuro divergent. The community can also provide details to MOCO Sheriffs to have a file created for reference.</p> <p>#9PMRoutine</p> <p>Provided Halloween safety tips.</p> <p>Amber Card Program: For ages 17 and younger. Digital fingerprint and photo that can then be provided to MOCO Sheriffs in case an Amber Alert ever to be issued. This information is not kept on file.</p>
Village Center Guest Presenters: Jim Carman and Kim Lan – Howard Hughes Corp. Montgomery Co, Precinct 3 Commissioner James Noack	<p>President Hoffstadter gave background information on the GMVC, including previous efforts from the GMVA and Township attempts to lure a grocer to the center.</p> <p>Jim Carman, President of Houston Region of HCC and Kim Lan, lead on the development, provided background on the GMVC property acquisition and project plans.</p> <ul style="list-style-type: none"> HHC looked into acquiring GMVC property in 2022 but did not move forward at the time. Noted that the retail property was set to go into receivership in early 2023 which led to the decision to acquire the properties in the GMVC.

- Soon after Commissioner Noack presented the idea of moving the existing library and community center to the GMVC. Study of this proposal was approved in May Commissioner's Court. A few weeks ago, the results of that study were presented, and the project/agreement were approved.
- HHC is funding \$16.5MM for a brand-new library and community center. Several million dollars are also planned for renovations of the retail space.
- Carman noted that they have had discussions with retail grocers, but there was no interest from any large-scale grocers.

Commissioner Noack noted that once HHC purchased the property he was interested in the County playing a role in the revitalization of the center and felt a new library and community was one possibility.

Commissioner Noack provided details on the amenities of the new community center:

- More than twice the parking capacity of the current location.
- Board room/conference room for meetings.
- Capacity to seat/feed 300-350 people.
- 5000sq ft ball room with stage. Can be divided. Available for rent for events.
- 11 rooms in total available for rent.
- 100-seat theater for lectures, meetings, etc.

Commissioner Noack provided details on the amenities of the new library:

- Noted that the current library and community center needed significant updates/improvements.
- Designated children's area that is more than 2500 sq ft. Separate room that can fit up to 200 kids.
- The combined library and community center will be roughly 57,000 sq. ft.
- 3D printer, classrooms for various classes, laptop bar
- Targeting open, social, inviting atmosphere with much more technology.

Commissioner Noack restated their three goals for this project: 1. New library and community center; 2. Revitalize the Village Center; 3. Keep The Woodlands Farmer's Market in place.

President Hoffstadter asked the presenters questions that were previously submitted by GMVA Directors.

- Carman provided updates on timeline: design to be finalized in March/April 2024 and start late spring/early summer. Hopes to do work on library and community center simultaneously as the upgrades to the retail space. Summer 2025 targeted completion/grand opening.
- Carman on mitigating impact to retailers during construction: have not yet hired a general contractor for the project, but they do plan to

be able to keep the retailers in operation during the renovations. They will be working with the retailers directly on how to do that.

- Carman on discussions with current tenants and prospective tenants: HHC has started to meet with each of the tenants individually and have started to look at prospective tenants for the vacant space. HHC is still hopeful that a smaller scale grocer is a possibility for a portion of the space.
- Carman on parking: working out logistics on how shared parking will work and guarantees for retailers but feels the parking capacity should not be a concern.
 - Director Hoppel asked about events in ballroom impacting parking. Carman is working with other property to gain more parking for the farmer's market.
 - Noack stated the Farmers Market may not be able to operate when the community center is holding elections every four years during general election.
 - Director Breitmeyer-Jones asked Commissioner Noack about the County limiting parking at the GMVC. Noack explained that the GMVC would not be used for first responders and does not anticipate needing to limit access.
- Noack on road safety and traffic lights: the County will evaluate what is needed and would be willing to put lights back in as needed.

Additional questions from residents and Directors:

- Carman on retail renovations: Both sides of the retail property will be renovated. There are no plans to take down the existing structures, but they will receive new roofs, facades, glass, etc. HHC is evaluating how much of Randall's building can still be utilized but may have more structural work.
- Director Hausman inquired about trolley service and expressed concern that the plans for the center serve the entirety of The Woodlands Township and will create new problems for Grogan's Mill.
 - Carman mentioned trolley service is handled by The Township and it is something they are discussing.
 - Andy DuBois mentioned there is a current transit study, which includes trolley service to the GMVC and resort.
 - Noack mentioned they are looking at added pathways as a part of the discussions.
- Director Goodpaster asked about landscaping in the entry. Carman agreed and stated HHC would work with the other property owners to ensure it's addressed.
- Residents expressed concerns about the traffic at N Millbend and S Millbend. Noack reviewed some of the recent and planned projects that should help traffic in the area.
- Director Cunningham asked about the availability of rooms. Noack stated nonprofits won't have to pay. Rates will fluctuate based on day/time.

	<ul style="list-style-type: none"> • Director Hausman asked about plans for Town Center property. Carman stated that they have no plans at this time. Noack explained the process for public notice and confirmed there were no other parties that expressed interest in the town center property. • Director Cordova asked about the liquor store next to the library and expressed concerns about the impact construction will have on the businesses. Carman explained that they will be meeting with tenants to discuss. • Resident shared ideas about potential outdoor space for community and Farmers Market. Noack pointed out some ADA considerations and mentioned the plans for the Farmers Market would include space that could be used by the community for other purposes. • Residents asked about landscaping and rents for current tenants. Carman explained that landscaping will be improved. He did explain that rents will go up following the investment in the property but committed that GMVC rent will be the lowest of any village center.
Resident Comments	None
TWT Board	
Program Specialist Report – A. Miller	National Night Out is coming to an end. Tomorrow is the Gulf Coast Blood Drive @ Rob Flemming Rec Center. 3R Bazaar 11/11 9:00-12:00 at The Woodlands High School Pumpkin smash 11/4 3:00-7:00 Sterling Ridger Park and Ride
Special Presentations	
GMVA President's Report	President Hoffstadter reviewed early voting hours. Working with TWT on adjustments to our insurance to list TWT as additional insured and add them to the notice of cancellation. This would prevent us from requiring special events coverage. Aging in place donation was made. \$12k donations to schools are being made. \$5k donation to Interfaith is scheduled for November.
Review and Act on Minutes	Secretary Lewis advised both August and September minutes were sent out to the board. Director Gaynor motioned to accept both, Director Cordova seconded the motion, motion passed with unanimous approval.
Treasurer's Report	Treasurer Lopez noted the GMVA books are in balance & will be cutting checks for schools.
School Liaison	Director Hoppel provided an outstanding overview of the bond proposition for both the board and residents that remained in attendance.
3R Bazaar	

Adopt a Path	
Christmas Lighting	Treasurer Lopez advised he has not yet seen an invoice from our vendor for the storage and 2023 install.
TWFM	Hours have returned to 9:00-1:00 Nonprofit partnerships: <ul style="list-style-type: none"> • CISD came 10/14 to present on the bond props • Houston Garden club was last week. • Hosted TWT candidates 11/11 will be 15-year anniversary celebration. QTD: 18.29% revenue increase from prior quarter and 52.76% ahead of plan. YTD: 12.93% ahead of budget
Finance/Audit	Secretary Lewis stated that the committee along with Treasurer Lopez, President Hoffstadter, and the GMVA's bookkeeper met last month to establish guidelines for future quarterly audits. The committee will provide an update to the board next month.
GM Village Center Liaison	Director Cunningham spoke to the owner of Phat Eatery and they are targeting a Feb 15 th opening.
GM Village Center Promo/Events	Lore met with GMVC businesses regarding ways we could support. Discussions included: <ul style="list-style-type: none"> • Map of businesses in the Village Center • Social media support through GMVA and TWFM • Leveraging local community Facebook groups
Communications	Newsletters were published in Sept & Oct. Community Magazine submission being finalized.
NNO	Bella noted the NNO this year was the largest turn out yet.
Volunteer Dinner	Scheduled for December 17th at Chef Chans in the GMVC.
Web Pages	Review of the website has been completed and all edits were submitted to Jennifer.
Yard of the Month	Director Cruz announced the October winners were Jimmy and Lacie Schwabb at 2903 Summersweet Place.
Reports from other Woodlands organizations	
Parks and Rec	
MUD	President Hoffstadter left the room. Director Gaynor provided updates:

	<ul style="list-style-type: none"> • Replacement of Town Center distribution line is on hold and there is a pending study. • Positive feedback from a GM resident on the weekly newsletter. • Reminder to sign up for newsletter and Water Smart. • Director Gaynor participated in an info booth at Lonestar College today. • Presentation tomorrow evening for MUD Directors on Wastewater Treatment Facility project. • Discussion regarding subsidence at the Panther Branch fault that Director Gaynor is looking into. <p>President Hoffstadter reentered the room.</p>
Environmental Services	Trash pickups amounted to 57.7 lbs. of trash in 30 minutes and noted that the litter problem appears to be growing. One consistent item of note was vape pens that contain concerning metals and chemicals.
RDRC/DSC	Director Hausman said requests have been typical summer kitchens and patios.
TWT Board Meetings	President Hoffstadter noted that the previous Township meeting contained more information/discussion on the school bonds and the video can be viewed online.
Additional Resident Comments	Director Bissig stated: "Go Astros!"
Additional GMVA Director's Comments	
Adjourn Meeting	President Hoffstadter adjourned the meeting at 7:41pm.