

**TEXAS MUNICIPAL LEAGUE
INTERGOVERNMENTAL RISK POOL**

Texas Municipal Center Visioning Committee Meeting

**Texas Municipal Center
Carol Loughlin Conference Room
1821 Rutherford Lane
Austin, TX 78754**

April 16, 2025

Committee Members Present

Mary M. Dennis, Chair
Bert Lumbreras
Chris Coffman
Allison Heyward

Others Present

John Duke, CPM Consulting
John Rosato, Southwest Strategies Group
Casey Kent, Perkins & Will

Other Board Trustees Present

Bennett Sandlin

Staff Present

Jeff Thompson
Lindsey Fields
Jeffrey Snyder
Susie Green
David Reagan
Tito Villegas
Bo Joseph

Pursuant to Sec. 551.127, Tex. Gov't Code, this meeting was a videoconference meeting. The Chair of the Texas Municipal Center Visioning Committee presided over the meeting and was present at the location set forth above and the public was allowed to attend the meeting at that location to view the open portions of the meeting.

Chair Mary Dennis called to order the Texas Municipal Center Visioning Committee of the Texas Municipal League Intergovernmental Risk Pool at 10:01 AM on Wednesday, April 16, 2025.

1. **Roll call and excused absences**

Jeff Thompson reported that a quorum of committee members was present. Austin Bleess had a conflict but was expected to join the meeting for the first 20 minutes. Allison Heyward was initially absent, but joined the meeting shortly after it began.

2. **Public Comment on Agenda Items**

Chair Mary M. Dennis opened the meeting to public comments on any item on the agenda for this meeting. No comments were made and there was no one from the public present at the meeting. Chair Mary M. Dennis closed the meeting to public comment.

3. **Consideration of minutes of October 24, 2024 Visioning Committee Meeting**

MOTION by Bert Lumbreras, seconded by Chris Coffman, to approve the minutes of the October 24, 2024, Committee Meeting. Motion carried by unanimous approval.

4. Report on Texas Municipal Center Relocation Project

- Update on the Proposed Budget for the Project
- Update on Legal Representation obtained for the Project
- Update on Property Search Process for the Project

Jeffrey Synder and John Duke, CPM Consulting, discussed the project phasing, timeline, and overall project budget. They highlighted the progress made since the January Board meeting and the importance of the site selection phase, which is estimated to go through the end of the year with a budget of \$500,000. Future phases (four, five, and six) will have their capital outlay updated based on the selected site. The site selection phase is crucial as it sets the foundation for future stages. Jeffrey Snyder mentioned the key activities since the January board meeting, which includes discussions with economic development corporations, cities, and issuing a request for information to accept site proposals from communities, brokers, and development groups.

John Duke provided an overview of the site selection process, emphasizing the importance of identifying, evaluating, and selecting the optimal site for TML and the Pool's new office and events location. The process involves collecting and narrowing down potential sites, with an estimated duration of eleven months. An initial proposed evaluation criteria for site selection was discussed, which includes mission and operational alignment, site development potential, accessibility and connectivity, sustainability and lifecycle costs, and financial viability. These criteria will be used to score and evaluate the potential sites.

Jeffrey Synder and John Rosato, Southwest Strategies Group, explained the outreach efforts to economic development corporations, cities, brokers, and development groups to gather site proposals. They received 22 private submissions and 8 city submissions, with a mix of existing buildings and raw land.

Casey Kent, Perkins & Will, explained a proposed property selection scorecard, which breaks down the 5 main categories of the criteria into subcategories and assigns scores. The five main categories are assigned a maximum score and each of the subcategories are assigned scores from 1 to 5 to evaluate the sites. Each category has various subcategories to provide a comprehensive evaluation framework. Jeff Thompson noted that staff had just received this set of criteria, and will be making recommendations to adjust it for the TMC project.

The Committee provided feedback and discussed the importance of having a comprehensive and objective evaluation process. The Committee discussed the importance of the criteria and their alignment with the project's mission and vision. They emphasized the need for a comprehensive and objective evaluation process to ensure the selected site meets all necessary requirements of the project, along with the importance of considering other partnerships, traffic congestion, and overall experience for employees and members when evaluating the sites.

Chair Mary M. Dennis announced it was 10:23 AM and the Texas Municipal Center Visioning Committee would go into Executive Session to deliberate the acquisition of real property under Agenda Item 5. under Texas Government Code Section 551.072.

5. Consideration of property for the Texas Municipal Center Relocation Project

This item was discussed in Executive Session.

Chair Mary M. Dennis reconvened the meeting of the Texas Municipal Center Visioning Committee in open session at 11:44 AM.

Chair Mary M. Dennis adjourned the meeting at 11:45 AM on April 16, 2025.

Approved by the
Texas Municipal Center Visioning Committee

on
July 25, 2025


David W. Reagan, Board Secretary