

City of Rowlett

Economic Development Advisory Board

Thursday, September 25, 2008

8:30 A.M.

City Hall Conference Room, 4000 Main Street

Meeting Minutes

I. Call to order

Greg Sims called to order the **Rowlett Economic Development Advisory Board** at **8:34 A.M.** on **September 25, 2008** in **City Hall Conference Room at 4000 Main Street, Rowlett, Texas**. In attendance: Mayor Pro Tem Todd Gottel, Greg Sims, Drew Howard, Ben White, George Harris, John Spor, and Larry Glick.

II. Welcome and Introduction. Item 2 on Agenda

Greg Sims welcomed the Advisory Board to the meeting. No special introductions needed at this meeting.

III. Consider approval of minutes from August 28 ,2008. Item 3 on Agenda

Mr. Larry Glick stated some changes needed to be made to the GISD update. Board members approved the minutes pending the changes requested by Mr. Glick.

IV. The Economic Development Board shall convene into executive session pursuant to §551.087 of the Texas Government Code regarding Waterview Plaza Retail Center. Item 4. On Agenda

V. Discuss and take appropriate action if necessary on the executive session matter. Item 5 on Agenda

Mayor Pro Tem, Todd Gottel made the motion to approve recommendation of 100 percent impact fee waiver for the Waterview Plaza Retail Center project. The impact fees to be waived are water, sewer and street only. Drew Howard second the motion with all in favor. Motion passed. The recommendation to the City Council for consideration of approval of the incentive agreement includes waiver of water impact fee \$10,978.00, sewer impact fee \$5,174.00 and street impact fee \$25,741.00 totaling \$41,893.00.

VI. GISD Update. Item 6 on Agenda

Mr. Larry Glick gave the update. There are no plans at this time for a new high school or middle school in Rowlett. Rowlett High School was built in 1996. GISD is considering the expansion of existing schools. Rowlett High School is 2,300 kids and the expansion would bring it to 3,000 kids. Mr. Glick provided the board with a spreadsheet depicting the cost of new schools and a map of current land locations owned by GISD. There was general discussion on the potential demographic population of Rowlett.

VII. City Update. Item 7 on Agenda

Mayor Pro Tem, Todd Gottel gave the City update. The budget has been approved for the next operating year. The bond committee is gathering information based on projects. The bond committee will begin to prioritize those projects. Council has elected the new Boards and Commissions effective October 1, 2008. The search for the City Manager has been narrowed down to four candidates that will be interviewed October 8th. Interim City Manager, George Harris commented on the DART schedule. The design build contracts will be open in November. The contract will be awarded for the Rowlett Blue Line in January 2009. No delay is expected in the project at this time.

VIII. Chamber Update. Item 8 on Agenda

Mr. Drew Howard gave the Chamber update. The annual golf tournament was held Tuesday. There were more players this year than the past 3 or 4 years. Mr. Howard thanked everyone for that. October 7th is the Biz n Perks meeting at the Chamber. October 8th is the monthly luncheon. October 10th is the small business network luncheon at Kyoto's. October 17th is the Friday night live networking event at Kyoto's. October 28th is the Rowlett Taste of Trade held at the High School.

IX. Director's Update. Item 9 on Agenda

The report was given by Mr. Ben White. A detailed report was uploaded to the web prior to the meeting and a hard copy placed in the books. Mr. White spoke of Robertson Park owned by the City of Dallas. Rowlett City staff has had several meetings with Mr. Mark Duebner project manager for the City of Dallas. We are working on the appraisal of the property at this time. George Harris and Mr. White attended the Dallas Economic Development Committee meeting. Mr. Duebner gave a presentation at that meeting and it was not well received by the City Council members present at the meeting. The City of Rowlett is focusing on the northern portion of the park at this time. Rowlett City officials and senior staff members are still working with City officials and staff from Dallas.

X. Budget Update. Item 10 on Agenda

Mr. White included the Economic Development budget submission to the City Council in the notebooks. The submitted budget was reduced by council. Mr. Glick asked if this budgeted number for Economic Development in the City of Rowlett is comparable to other cities our size. Mr. White explained that other cities that have 4A and 4B taxing structure have more money.

XI. Marketing Update. Item 11 on Agenda

Mr. White spoke of the Dallas Business Journal ads. We are going to scale back on the penetration of the ads this year and do a Rowlett insert instead. The insert is an entire publication on your city. We would have developers and property owners participate in the publication.

XII. Discuss the Signage Ordinance. Item 12 on Agenda

The ordinance is in the packet. The floor was opened for questions. Tenants in the Target shopping center need temporary signage on Highway 66. Mayor Pro Tem, Todd Gottel asked what we could do for temporary signage for these businesses. Ms. Keri Samford spoke of the guidelines in place for these types of signs. We currently allow banners. We have allowed some relaxing of restrictions on signage when there is construction in place. We have recognized that can hurt a business. Mayor Pro Tem, Todd Gottel asked if there is a temporary monument sign that could be put up. It could not be a monument sign

but would indeed have to be a temporary sign. Ms. Samford stated we could certainly look into some temporary signage for the center. The City is also considering notices in the utility bills to help market the new shopping opportunities available to citizens.

XIII. Discuss the Economic Development Strategic Plan. Item 13 on Agenda

The item was tabled for next meeting.

XIV. Members of the board may request topics for future agenda meetings. No member of the board or commission may discuss any of the requested subjects until such matter has been properly placed on a posted agenda. Item 14 on Agenda

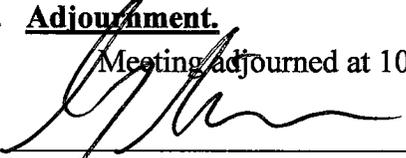
Mayor Pro Tem, Todd Gottle would like to see the advisory board take a more active role by providing contacts to Mr. White for businesses we would like to see targeted for development or expansion in Rowlett. Mr. John Spor would like to talk about past projects as relates to development. Next meeting set for October 23rd.

XV. Public Announcements. Members of the Board and/or staff may make announcements of local civic events. No member of the board or commission may discuss nor take any action with regards to the announcements.

Drew Howard reminded the board of H&S Manufacturing's 40th anniversary celebration October 1st. The Mayor and State Representative Joe Driver will speak at 2:00.

XVI. Adjournment.

Meeting adjourned at 10:23 am.



Greg Sims, Chairman



B. Diane Hayes, Assigned City Staff

10-23-08

Date Approved: