

City of Rowlett
Economic Development Advisory Board

Wednesday, March 25, 2015

9:00 A.M.

Development Services Conference Room 3901 Main Street, Rowlett, Texas 75088

Meeting Minutes

1. CALL TO ORDER

Vice-Chair Tammy Dana-Bashian called the Rowlett Economic Development Advisory Board meeting to order at 9:04 am on March 25, 2015 in the Development Services Conference Room at 3901 Main Street, Rowlett, Texas. In attendance: Larry Glick, Tammy Dana-Bashian, Drew Howard, Elaine Ritchie, Diane Lemmons, Barry Young, Bobby Montgomery, Brian Funderburk, Jim Grabenhorst, Nathan Weber, and Lola Isom.

2. ADMINISTER THE OATH OF OFFICE AND THE STATEMENT OF ELECTED/APPOINTED OFFICER TO THE NEWLY APPOINTED MEMBERS.

Lola Isom, Development Services Coordinator, administered the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed member, Bobby Montgomery.

3. CONSIDER APPROVING THE MINUTES FROM THE NOVEMBER 19, 2014 MEETING:

A motion was made by Drew Howard and seconded by Barry Young to approve the minutes from the November 19, 2014 meeting. Motion carried.

4. DISCUSS THE ROLE OF THE ECONOMIC DEVELOPMENT ADVISORY BOARD.

Director of Economic Development, Jim Grabenhorst, outlined the structure of the Economic Development Advisory Board (EDAB). He described the elements which include the strategic partnership with the Chamber of Commerce, oversight and recommendation to City Council on the downtown entrance monument, the Rowlett Chamber Foundation partnership, and the cooperative business plan.

There was discussion amongst the Board regarding the great relationship between the Rowlett Economic Development Department and the Rowlett Chamber of Commerce. The Board asked what they could do to continue to advise staff. Mr. Grabenhorst stated that he welcomes input from the EDAB to understand issues in the business community, participate and enhance the Business Roundtable event (former 12 @ 12 program), and ideas for keeping events interesting and focused.

5. DISCUSS THE CITY'S CURRENT INCENTIVE POLICY

There was discussion amongst the Board as to whether or not the Rowlett Economic Development Department should function similar to an Economic Development Corporation and whether or not the EDAB should be part of the review process on incentives.

There was further discussion amongst the Board about a confidentiality concern regarding certain projects, receiving EDAB input on incentives, concern with slowing the process down, and the limited number of incentives. The adopted Economic Development Incentive Policy was distributed for review as part of this discussion.

Mr. Grabenhorst reviewed the list of current and past incentive projects and explained the various tools used.

There was discussion amongst the Board regarding the Bayside (Elgin B. Robertson, EBR) timeline and incentive policies going before City Council. There was a general consensus amongst the Board to have the EDAB review incentives going forward subject to discussion with City Council.

Mr. Grabenhorst discussed the pros and cons with writing a stricter incentive policy. The current policy allows for the applicant to identify their needs and work with staff and the framework outlined in the current policy to determine the tools needed before presenting to City Council for consideration. Each project is reviewed on a case-by-case basis.

There was discussion amongst the Board regarding capital investment requirements for incentives, payback, standardizing the fiscal impact model, and PID requirements in Form Based Code areas.

Economic Development Specialist, Nathan Weber, presented the department updates and the Economic Development Strategic Partnership Report.

Larry Glick provided a brief update regarding the Waterview Golf Course.

6. RECEIVE CHAMBER UPDATE

Diane Lemmons, Chamber President, gave the Chamber update to the Board. She announced that the Chamber of Commerce Staff has moved to the Fire Station Administration Building temporarily until the Chamber of Commerce Building Relocation Project was complete.

She announced the following upcoming events:

- *April 1, 2015 - Young Entrepreneurial Academy Presentation*
- *April 9, 2015 – Community Awards Banquet*
- *May 14, 2015 – Golf Community Meeting*
- *June 8, 2015 – Main Street Events*
- *Later this year - Legislative Breakfast*

Bobby Montgomery provided an update on Lake Pointe Medical Center. He stated that they were entering into a joint agreement (four hospitals) and that it will eventually merge into a Baylor-named Hospital. He also provided a brief update on the expansion project and stated that the goal is to have a groundbreaking ceremony for the tower around October 31, 2015.

There was discussion amongst the Board regarding mergers occurring due to federal regulations and the Rowlett Community Paramedic program was highlighted.

7. RECEIVE GISD UPDATE

Larry Glick announced that they will be opening Montessori Schools in Garland ISD and that they received the National Association of Music Award.

There was discussion amongst the Board regarding closing the achievement gap and the "A-F Bill."

8. PUBLIC ANNOUNCEMENT

City Manager Brian Funderburk made an announcement regarding the following events:

- *April 11, 2015*
 - *Great American Clean-Up from 9:00 a.m. – 1:30 p.m.*
 - *April 11, 2015 – Happy Trails Event for the Library, speech regarding the transition to be held at 2:00 p.m.*

There was discussion amongst the Board regarding the Rowlett Library being closed the entire month of May to prepare for their move.

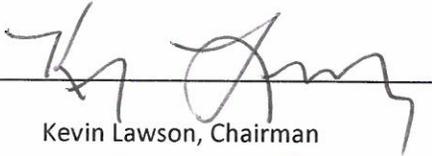
9. TOPICS FOR FUTURE AGENDA MEETINGS

Mr. Grabenhorst stated that the next meeting would be held at the Waterview Golf Course sometime in mid-May.

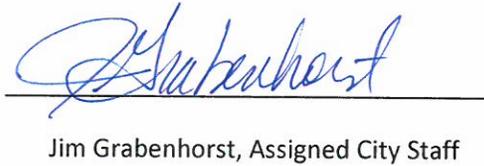
There was discussion amongst the Board regarding the Rowlett Chamber Foundation funds.

10. ADJOURNMENT:

The meeting adjourned at 10:29 A.M.



Kevin Lawson, Chairman



Jim Grabenhorst, Assigned City Staff

6-10-15

Date Approved