

City of Rowlett
Economic Development Advisory Board

Tuesday, April 18, 2017

9:30 A.M.

Rowlett Chamber of Commerce, 4418 Main Street, Rowlett Texas 75088

Meeting Minutes

1. CALL TO ORDER.

Chairman Barry Young called the Rowlett Economic Development Advisory Board meeting to order at 9:39 A.M. on March 21, 2017 at the Rowlett Chamber of Commerce at 4418 Main Street, Rowlett, Texas. In attendance: Tammy Dana-Bashian, Barry Young, Rick Sheffield, Drew Howard, Diane Lemmons, Michael Gallops, Eva Hummel, Brian Funderburk, Elaine Ritchie, Jerry Johnson, Debbie Bobbitt, Jim Grabenhorst, Joey Grisham, and Susan Nix.

2. THE BOARD SHALL CONVENE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS GOVERNMENT CODE, §551.087 (ECONOMIC DEVELOPMENT) TO DISCUSS COMMERCIAL OR FINANCIAL INFORMATION AND THE OFFER OF INCENTIVES TO BUSINESS PROSPECTS THAT THE CITY MAY SEEK TO HAVE LOCATE, STAY OR EXPAND IN ROWLETT AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS.

The board convened into Executive Session at 9:40 A.M.

Executive Session was closed by Barry Young at 10:38 A.M.

3. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS.

There was no action taken as a result of the Executive Session.

4. CONSIDER APPROVING THE MINUTES FROM THE MARCH 21, 2017 MEETING.

A motion was made by Tammy Dana-Bashian and seconded by Drew Howard to approve the March 21, 2017 minutes. The motion carried unanimously.

5. RECEIVE A PRESENTATION FROM THE COSTAR ROWLETT STATE OF THE MARKET EVENT ON MARCH 30.

Assistant Director of Economic Development, Joey Grisham, presented the update from the CoStar Rowlett State of the Market event. He shared they had about 25 in attendance, mostly real estate brokers and developers representing multifamily and retail offices. Mr. Grisham stated that some of the biggest information that was passed along was how well the Multifamily sector is doing in this market. Mr. Grisham presented slides showing the employment growth and how DFW compares to the US. The focus on Rowlett with the market analysis was the amount of undeveloped land we have, our high median income and how close we are to DFW, Downtown and Legacy West. He also presented slides showing the Multifamily growth and how Rowlett compares to other areas.

6. RECEIVE ECONOMIC DEVELOPMENT DEPARTMENT UPDATE.

Director of Economic Development, Jim Grabenhorst, presented the Economic Development Department update. He introduced new staff member Susan Nix, Development Services Coordinator, and stated she will be attending the meetings. He also shared that Katie Rose-Hargreaves, Economic Development Specialist, will be starting this Thursday and will be attending the next meeting.

Mr. Grabenhorst reminded the board about the Baylor Scott & White – Lake Pointe groundbreaking event on April 27, 2017 at 5:30 PM, he said if you haven't RSVP'd, please do so.

Mr. Grabenhorst then provided updates on Tax Increment Reinvestment Zone #3. He shared that the Economic Development Dept. was working through the last item for the Tax Increment Reinvestment Zone. The TIRZ is a part of the Downtown Strategic Plan and provides a tool to enhance public infrastructure and encourage additional investments in the Downtown Area. The City Council approved the creation of the TIRZ Board for the Downtown area at the April 4th Council Meeting and will be considering the Final Project & Financing Plan this evening's Council meeting.

Mr. Grabenhorst explained the Green Ribbon Project Fund which is a TxDot implemented corridor aesthetics and landscape program. The City is currently working to secure funding through TxDot for landscaping enhancements along Lakeview Pkwy. in

conjunction with Keep Rowlett Beautiful, Inc projects and the planned entrance feature for Downtown Rowlett at Martin Dr. and Lakeview Pkwy.

Mr. Grisham shared that the Economic Development Department and Rowlett Chamber of Commerce are planning a Business Roundtable event on April 26, 2017. The focus of this event will be on the banking sector.

7. RECEIVE CHAMBER/CHAMBER FOUNDATION UPDATE.

Chamber of Commerce President, Diane Lemmons, provided the Chamber update. She reminded the Board that she has turned in her resignation as President of the Rowlett Chamber of Commerce.

Michael Gallops discussed the application process for her replacement and gave an update on the applications received. The goal is to have someone in place by the next board meeting.

Eva Hummel provided the Chamber Foundation update. She stated that Rebuild Rowlett had received another tornado request that was granted.

Mrs. Lemmons shared that the Chamber Foundation requested their annual contribution from the Garland Independent School District and anticipates receiving \$20,000 but they are considering making that more.

8. RECEIVE GISD UPDATE.

Mr. Grabenhorst provided the GISD update. He stated that the high school graduation is on June 3rd and that Rowlett High School has its first ever National Merit Scholar. The student has been accepted by MIT.

9. PUBLIC ANNOUNCEMENT. 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 REGARD TO THE ANNOUNCEMENTS.

Mrs. Lemmons announced the Chamber is having their annual 4th of July 5K. She also mentioned the second Rebuild Rowlett 5K has been moved to June.

Mr. Grabenhorst mentioned Keep Rowlett Beautiful clean-up is going on this Saturday.

10. 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.

No suggestions were made for future topics of discussion for future agendas.

11. ADJOURNMENT.

The meeting was adjourned by Chairman Barry Young at 11:28 A.M.

Barry Young, Chairman

Jim Grabenhorst, Assigned City Staff

Date Approved

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