

City of Rowlett
Economic Development Advisory Board

Tuesday, April 19, 2022
8:30 A.M.

Meeting Minutes

1. CALL TO ORDER.

Mick Donnelly called the Rowlett Economic Development Advisory Board meeting to order at 8:31 A.M. on April 19, 2022. In attendance: Brian Funderburk, Chairman Mick Donnelly, Larry Glick, Sheila Hair, Chris Kizziar, Mark Hall, Michael Weaver, and Eva Hummel, and Rick Sheffield (Rowlett Housing Finance Corporation). Staff: Jennifer Stewart, Charles Mazarakes, and Libbey Tucker. Absent was Paula Allen and Council Member Whitney Laning.

2. PUBLIC INPUT ON ANY AGENDA ITEM.

There was no public input.

3. CONSIDER APPROVING THE MINUTES FROM THE MARCH 15, 2022 MEETING.

A motion was made by Michael Weaver and seconded by Eva Hummel to approve the March 15, 2022 minutes. The motion carried unanimously.

4. BOARD MEMBERS SHARE TOPICS AND IDEAS RELATED TO ECONOMIC DEVELOPMENT.

The Volunteer Appreciation Video was played for the Board. Eva Hummel suggested the video be played at the next Chamber luncheon and Brian Funderburk said they would send the video.

5. CITY KNOWLEDGE AND LEARNING ITEMS.

a. Economic Development Department Update: Charles Mazarakes, Economic Development Specialist, provided the BRE update and new businesses. There were nine new businesses that included D.R. Johnson Sales, Al Lewis Kustom Cabinetry, Adrian Valdez State Farm, Just Smoke, NXG Services and Plaza Motor Sports Inc. BRE visits included Baylor Scott White Lakepoint and Berry Family Services. Ribbon cuttings this

month included Discover Physical Therapy, Bayside Nail and Lash, Ultimate Driving School, Bee Hive Memory Care and Hawaiian Bros.

Next Libbey Tucker gave an update on sales tax revenue and internet sales tax. This month we had \$623,401 in taxes collected, that is 23% above forecasted and 24% more than the same month last year. She also gave an update on our By the Numbers stats for March, noting there were nine new businesses and fifty-three jobs created. She also noted that we had \$2,276,758 in estimated permit value and there were sixteen certificates of occupancies issued.

Next, Charles gave an update on the Workforce Innovation Tour he attended in Alabama. He noted they toured multiple facilities including the Brose manufacturing plant, Tuscaloosa Career Technical Academy, Brookwood Career Tech Annex, and Shelton State Community College. Charles is currently working with the Rowlett Workforce Development committee of the Rowlett Chamber to identify key stakeholders. Charles also mentioned his trip to Anaheim with Team Texas for the Medical Device Design & Manufacturing (MD&M) trade show, where they networked with businesses to move their business to Texas.

Libbey discussed marketing this past month, noting we are focusing on local marketing and site selectors. Social media posts featured DART, new restaurants and a video with Tori Owns, Director of Operations for Baylor Scott White. Civic Brand, who markets Downtown for us, highlights a company every month and this month the highlight was Gmac Family Financial. Also highlighted this month was the library who received the Achievement of Excellence in Libraries Award. The Farmers and Craft Market held each Thursday was also highlighted. Libbey mentioned we are working with the Texas Downtown Association to provide an assessment to provide feedback on creating a more vibrant area.

Libbey Tucker discussed The Big Picture number in each of the real estate market categories, and all the vacancies are low. Industrial vacancy is at .7%, indicating that the Jackson Shaw project is much needed with light industrial and warehousing in high demand.

Libbey gave an update on North Shore. There is a lot of interest on the properties on the west side of PGBT. The Jackson Shaw project rezoning to a planned district was approved on April 5th at City Council; they are continuing discussing their marketing and incentive requests with a few modifications.

Next, Libbey gave an update on Sapphire Bay. They have come to an agreement on the amended hotel and master development agreements, which will be on council agenda for approval May 3rd. Plans are to build the smaller Hyatt boutique hotel first to be able to capture more of the sales tax dollars within 1,000 feet. Other key amendments involve funding for the Dalrock Road water line. To date there is \$389 million in permit value. Brian Funderburk discussed the funding and cost of a public safety facility. The amendments also set aside land for a public safety facility.

Libbey gave an update on Lakeview Logistics, a proposed light industrial project with two buildings at the SWC of Lakeview and Dexham. They are rezoning similar to the Jackson Shaw buildings. We are working with them to widen Dexham to add an East Bound right turn lane. Other development updates included an Auto Zone under construction on the east end of Lakeview. She mentioned Sammy Lou's is moving into the former Deno's location.

b. Rowlett Chamber/Chamber Foundation Update: Mark Hall gave the Chamber update; They added five new members and five ribbon cuttings this month. They are focusing on Chamber Sponsored programs. The Chamber held a mayoral and council forum and was well attended. The Rowlett Professional Women's committee had a summit with great speakers; Libbey Tucker was one of the speakers. The leadership alumni program is off and running. Mark was invited to attend the Main Street business meeting organized by economic development and he is anxious to see what the Chamber can do to help downtown businesses. Hometown Heroes event is May 6th at the Rowlett Community Center. Freedom 5k is set for July 4th. Marketing and membership committees have met and are focusing on community awareness regarding the Chamber offerings.

Sheila Hair gave the update for the Chamber Foundation; they are doing the check presentation for Discover Physical Therapy for their sign. The Chamber Foundation received a thank you note from Stephens Elementary for a grant they funded. Applications for scholarships should be coming in soon to review.

c. GISD Update: Larry Glick gave update for GISD. They are working on budget and in the month of April they will solidify their teacher staff raises. There is some disagreement on the Board, but they propose giving a four to five percent raise and increase the starting teacher pay to \$60,000. The State of Texas started a program four years ago called Teacher Incentive Allotment to determine the best teachers and give them state dollars and is a way to keep good teachers.

d. Knowledge Topic: Rowlett Housing Finance Corporation: Rick Sheffield gave a presentation of what Rowlett Housing Finance Corporation offers, what relationship they have with the City of Rowlett, and how they operate.

6. 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.

Brian announced the election and encouraged everyone to vote.

7. 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.

8. ADJOURNMENT.

The meeting was adjourned at approximately 10:49 A.M.

Mick Donnelly

Mick Donnelly, Chairman

06/06/2022

Libbey M. Tucker

Libbey Tucker, Assigned City Staff

Date Approved