

City of Rowlett
Economic Development Advisory Board

Tuesday, January 17, 2023
8:30 A.M.

Meeting Minutes

1. CALL TO ORDER.

Chairman Mick Donnelly, called the Rowlett Economic Development Advisory Board meeting to order at 8:31 A.M. on January 17, 2023. In attendance: Chairman Mick Donnelly, Michael Weaver, Brian Funderburk, Larry Glick, Tori Owens, Chris Kizziar, Mark Hall, Michael Gallops, Brian Galuardi, Eva Hummel and Paula Allen. Staff: Charles Mazarakes, Bridgette Bise and Claudia Frausto. Absent was Blake Margolis and Libbey Tucker.

2. CONSIDER APPROVING THE MINUTES FROM THE OCTOBER 18, 2022 MEETING.

A motion was made by Chris Kizziar and seconded by Brain Galuardi to approve the November 15, 2022 minutes. The motion carried unanimously.

3. PUBLIC INPUT ON ANY AGENDA ITEM.

Dave Holl, Rowlett Business owner, requested to speak on a non-agenda item. He shared discrepancies between his City of Rowlett contract and his City of Dallas Contract.

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

None.

5. City Knowledge and Learning Items

a. Economic Development Department Update: Charles Mazarakes, Assistant Director, provided the business retention update and new business information. New businesses listed from November and December – Car Mart, Lakeview Senior Living, Spice Village Asian Market, ACE Motor Sales, AutoZone, Rowlett Car Wash, Planet Fitness and Feng Cha. BRE visits were with Feng Cha, Caldwell Banking Realty, Panda Pho and Boba House, Ace Hardware, Donut Garden and Burger Island. 57 jobs were created, 17 Certificates of Occupancy issued, followed by four remodel permits totaling \$657,210.48 for the months of November and December. Website page views were up with 9,778 with 255 downloads for the month of November and December as well. Combination of the months were due to not having an official December Meeting. November sales taxes, which are the latest, showed 11% above forecasted amount by \$78,315, which is 9.7% more than the same month last year in 2022 by \$66,315.

Charles then introduced Bridgette Bise as the new Downtown Manager, for which this was her first day. He noted that Libbey attended the North TX Commercial Realtors Expo in November, and we appreciated Chris Kizziar and Michael Gallops from the board for helping us in the booth. Our social media marketing with Wavteq in November highlighted informational job updates, city trends and highlighted the Small Business Saturday events Downtown. Blog post in November; Small Business Saturday was expanded on, which encouraged support for local businesses, as well as a business highlight on the opening on Feng Cha. December social media marketing with Wavteq highlighted the benefits of DART transportation in Rowlett, Real Estate Marketing Ranking and the Establishment of the TIRZ #4 in North Shore. December blog post featured a calendar of sorts to celebrate the holidays in Downtown Rowlett, Main Street Fest and the Holiday Parade being the main attractions. Both the months of November and December had giveaways to help support Small Business Saturday; 2 winners per month were chosen.

Charles discussed the property inventory stats from CoStar showing office vacancy at 8% with 19.1k sq ft under construction, industrial vacancy .7% with none under construction, retail vacancy 3.9% with 11.4k sq ft under construction and Multi-Family vacancy 13.7% with 719 units under construction.

b. Rowlett Chamber/Chamber Foundation Update:

Tori Owens, Chairman of the Chamber of Commerce, gave the Chamber update. The Chamber will host their Annual Board Retreat in January 2023. The Best of Rowlett survey has closed, and the winners will be announced at the Annual Awards Banquet February 4, 2023. Mayor Blake Margolis will be providing the State of the City address at the February 8th monthly lunch meeting.

Mark Hall gave the update for the Chamber Foundation. Mark spoke about the Foundation looking for more grants to fund the successful workforce program and expand their reach into the business sector beyond sign grants. They are currently focused on scholarships since the majority of their funding comes from GISD. More information on this to come next month.

c. GISD Update:

Larry Glick, GISD Board member, gave the update on school district. Larry informed that the Bond Committee is concentrated on the probable bond election in May 2023. Larry indicated we would probably call for an election with an amount of approximately \$1.2 billion. Most likely there would be a slight tax increase associated with the election. This amount, using the average GISD home value of \$300,000.00 would be around \$8-14/ month. He stated that there is still time for the numbers to be settled and acknowledged the Bond Committee is putting in the effort for the best outcome.

d. Knowledge Topic:

Knowledge Topic –Discuss Downtown Assessment Report prepared by Texas Downtown Association

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.

- Tori reminded the board that there are still available spots for the Tuscany Trip- Contact the Chamber for more information if interested.

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.

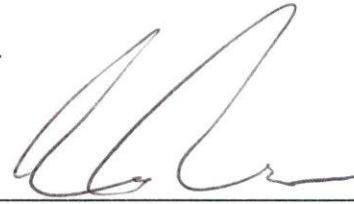
Staff will work to arrange a tour of Sapphire Bay for the March meeting.

8. ADJOURNMENT.

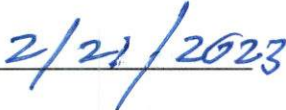
The meeting was adjourned at approximately 9:53 A.M.



Mick Donnelly, Chairman



Charles Mazarakes, Assigned City Staff



Date Approved