

City of Rowlett
Economic Development Advisory Board

Tuesday, June 21, 2022
8:30 A.M.

Meeting Minutes

1. CALL TO ORDER.

Mick Donnelly called the Rowlett Economic Development Advisory Board meeting to order at 8:30 A.M. on June 21, 2022. In attendance: Blake Margolis, Brian Funderburk, Chairman Mick Donnelly, Larry Glick, Sheila Hair, Chris Kizziar, Mark Hall, Michael Gallops, Michael Weaver and Paula Allen. Staff: Libbey Tucker, Charles Mazarakes and Claudia Frausto. Absent was Eva Hummel.

2. CONSIDER APPROVING THE MINUTES FROM THE May 17, 2022 MEETING.

A motion was made by Chris Kizziar and seconded by Paula Allen to approve the May 17, 2022 minutes. The motion carried unanimously.

3. PUBLIC INPUT ON ANY AGENDA ITEM.

Jeremy Smith, Rowlett, Economic Incentives

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

None.

5. Knowledge Topic: Presentation by Community Investment Program Task Force Regarding Public Input

Laura Hallmark, City Secretary and staff liaison to the Community Investment Program Task Force, stated that the Task Force is collecting information on the needs and wants from the residents of Rowlett regarding city facility space so that it can be presented to City Council for discussion relative to a future bond election. The city is considering consolidating most departments into one municipal complex. Currently city facilities are housed in 18 buildings throughout Rowlett, many of which need significant repairs and maintenance. Many are no longer energy efficient or ADA accessible. Facilities that were discussed include a combined Public Safety facility, Municipal Complex (City Hall), Public Library Phase I, Animal Shelter, Public Works, and Parks Department Maintenance. Laura also discussed Herfurth Park Phase II and III funding which would allow for more event space, larger special event opportunities, additional

outdoor pickleball and tennis courts and other added amenities as the city grows. Laura gave information on how to access the survey on the City website under News and events, buildingourfuture@rowlett.com or <https://www.ci.rowlett.tx.us/2023/Building-Our-Future>

6. City Knowledge and Learning Items

a. Economic Development Department Update:

Charles Mazarakes, Economic Development Specialist, provided the BRE update and new business information. There were five new businesses and 38 jobs created. Charles met with Covington's Nursery and helped address some issues they were having with the homeless population. Overall, they are doing very well and like being in Rowlett. Other businesses he met with include Home2 Suites, Sinner Tattoo, and Slater Farms & Landscaping. Ribbon cuttings included Arriaga Plumbing and Cakegasm.

Libbey Tucker, Director of Economic Development, gave an update on sales taxes which came in strong for the month of May at 18% above forecast amounted by \$113,488 and 14% more than the same month in year 2021 by \$88,133. No new commercial building permits were pulled for the month, but remodeling permits are still being pulled at a steady pace for existing buildings.

Libbey continued with marketing updates, noting the department is accepting proposals for marketing, social media services & website redesign. She noted that there is still a lot of interest in the North Shore properties both in the commercial and the residential areas, and developers are also showing interest in mixed-use development concepts. In other areas of Rowlett, the team has meet with the owners of Dalrock Crossing and discussed ideas of tenant placement for that site that would be a good fit. Libbey participated on a panel with a group called IWire that is a woman's professional group for those working in industrial real estate in North Texas. The topic was centered around the benefits of working with the economic development staff early in a project's cycle.

Finishing up the Economic Development update, Libbey gave a brief update on our social media numbers. We have 69 new Instagram followers and 110 new Facebook followers. Our website had 1,209 total visitors with the top visitors from Dallas, Garland, and Rowlett.

b. Rowlett Chamber/Chamber Foundation Update: Mark Hall, Chairman of the Chamber of Commerce, gave the Chamber update. He announced that the Chamber welcomed eight new members; program and events are on track. Rowlett Young Professionals continues to grow and the Rowlett Professional Woman's group is doing well in their events with high attendance. The Freedom 5k will take place on the morning of July 4. Ribbon cuttings hosted included Ephesus Bistro, and Cakegasm. Leadership Class 30 had their graduation, and they are taking applications for Class 31. The Lunch and Learn event demonstrated CPR training and Dan Henry from Fox

Channel 4 presented at the monthly luncheon and spoke about the Texas weather and educated attendees with career stories.

Sheila Hair gave the update for the Chamber Foundation. Two sign grants were approved for Sinners Tattoo and Hacienda del Centro. A third sign grant request was emailed by Freedom Place Church and is pending review. Four scholarships were approved, yard signs are being ordered and delivered to student homes for display.

c. GISD Update: Larry Glick, GISD Board member, gave the update for GISD. Graduations went well and they are holding meetings regarding setting the budget and property tax rates. STARR ratings will be coming in soon. Two cell towers were built in Garland with ESSER grant funds to reach students needing home internet connection, but the current range is only a half mile and was expected to be two miles. Remaining towers are built but are waiting for updated technology to test again as the hope is to reach a two-mile range. Demographic reports to show positive growth of attending student in the district from 53,000 to 57,000, which was due to the new “open borders” policy, allowing students from adjoining districts to attend GISD.

7. The Board shall convene into Executive Session pursuant to Texas Government Code §551.087 (Economic Development) to discuss commercial or financial information that the City has received from business prospects that the Council seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations, regarding La Hacienda Restaurant and the Jackson Shaw development.

The Board convened into Executive Session at 9:14 AM

The Board reconvened from Executive Session at 11:25 AM

8. 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.


None.

9. 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.

Capital Improvement Project (CIP) presentation will occur at the next meeting. Sapphire Bay will present an update at the August meeting.

10. ADJOURNMENT.

The meeting was adjourned at approximately 11:28 A.M.


Mick Donnelly, Chairman


Date Approved


Libbey Tucker, Assigned City Staff