

**MINUTES**  
**Main Street Development and Preservation Board**  
**Meeting of December 3, 2001**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, December 3, 2001, 6:00 p.m. Chamber of Commerce Conference Room, Cedar Hill, Texas.*

*Present: Chairman Steve Phillips, Vice Chairman Kenna Prior, members, Sheri Borth, Norman Patten, Bill Watkins, Phyllis Stewart and Alice Comer, also Dennis Brock, Rod Tyler, Cory Spillman and Whitney Spillman.*

*Absent: Ann Permenter.*

**I. Call the meeting to order.**

Chairman Phillips called the meeting to order at 6:05 pm, declaring it an open meeting, with a quorum present and the meeting notice was duly posted.

**II. Approve the minutes of the November 5, 2001 meeting.**

A motion was made by Norman Patten and seconded by Phyllis Stewart to approve the minutes of the November 5, 2001 meeting as presented. The motion was approved by all.

**III. Staff reports from Main Street manager Valerie Gibson**

Valerie announced the board meeting schedule for the next 3 months. The meetings will be held on January 7<sup>th</sup>, February 4<sup>th</sup>, and March 4<sup>th</sup>.

**IV. Committee reports from main Street subcommittee chairs.**

There were no reports from subcommittee chairs.

Chair Phillips made a presentation to the board regarding the possibility of a new multi-family development in the Uptown Area. He reported that he met with a developer interested in building the proposed property and traveled to a similar project. The proposed development would cover approximately 15 acres and would consist of approximately 250 units. The units would be a minimum of 800 square feet and would be priced at about \$1 per square foot. Mr. Phillips presented pictures of similar properties and a rough example of a site plan and layout.

The developers would like to know how the Board feels about a multi-family project in the Uptown area. The units would attract an upscale resident who would potentially have disposable income to spend in the downtown area. The Board agreed to listen to a proposal by the developer and will then determine whether it would be an appropriate land use in the Uptown Area.

**IV. Financial Report on brick Sales**

Gibson reported that a total of \$4,100 has been raised for the park. That is slightly more than 10% of the total goal. She said that after the Holiday on the Hill, she would begin making appointments to present the project to various groups. The Board made several suggestions for places to speak and Gibson asked for assistance in reaching all the groups.

It was requested that she mail some of the gift certificates to Board members.

**V. Discussion and possible action concerning the Small Business Assistance Program Guidelines for Approval.**

Valerie Gibson explained the guidelines for approval to be used when reviewing an application for the Small Business Assistance Program.

A motion was made to approve the guidelines by Sheri Borth and was seconded by Phyllis Stewart. The motion was approved by all.

**VII. Discuss upcoming Olde Town Holiday on the Hill**

Valerie reported that plans were going well, and everything seemed to be ready for Thursday. She handed out the flyers that were sent to the schools, which included a schedule of events.

She also reported that the Star Center would be bringing snow. She asked for volunteers for the evening, as she will be busy throughout the event. Several Board members volunteered to help with the brick sales, and other items.

**VIII. Report on Country Day on the Hill.**

The booth was well received and everyone liked the idea of the park, and to see the plans for cedar Hill Village and Wal-Mart. Valerie said there were not as many bricks sold as she had hoped, but it was a good way to get the word out about the park project. Valerie thanked everyone who helped at the booth and Kenna for the dancing bricks in the parade.

**IX. Adjourn.**

A motion was made by Kenna Prior and seconded by Sheri Borth. The meeting was adjourned at approximately 7:40pm.

ATTEST:

*Minutes Approved on January 14, 2002*

Valerie Gibson, Main Street Manager

Chairman Steve Phillips