

MINUTES
Main Street Board
Meeting Minutes of August 24, 2015

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, August 24, 2015, at 6:00 pm. in the 4th Floor Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, Randy Moon, Pamela Morris, Norman Patten, Gordon Penelton, Gary Reed and Michelle Rodriguez. The following Elected Officials were present: Mayor Rob Franke, Councilmember Jami McCain and Cedar Hill ISD School Board Trustee Doug Heyerdahl. City Staff members were present: City Manager Greg Porter, Economic Development Director Allison Thompson, Don Gore, Senior Planner, Erica Molett, Business Retention Manager, Visual and Social Media Coordinator Kelsey Armistead and Patricia Bushart Tourism Marketing/Main Street Manager.

I. Call the meeting to order.

Vice Chair Albert Mack called the meeting to order at 6:05 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the July 27, 2015 Regular Meeting.

Norman Patten made a motion, seconded by Al Armistead, to approve the minutes of the July 27, 2015 Regular Meeting subject to the following amendments:

Attendance: Russell Read was not present, Don Gore and Patricia Bushart were
Reports from Main Street staff: bullet two • Junk and Wine Addition ... vacated 115 S. Broad Street the first week of July

The motion was approved unanimously with the aforementioned amendments.

III. Discuss Historic Downtown development with Mayor Rob Franke, Councilwoman Jami McCain and City Manager Greg Porter.

Mayor Franke began by thanking the board for their service and for their ongoing commitment to the Main Street program and principles during the current period of transition. Some of the factors related to the transition include:

- Main Street's role in the development process in the Uptown Overlay district
- Historic preservation
- Adoption of, and implementation of the City Center Plan
- Programming of downtown properties and activities
- Future roles and responsibilities as defined by City Council

The Mayor spoke to his vision for the board by asking them to continue or begin considering:

- Ensuring they have a comprehensive understanding of the issues in Historic Downtown
- Become 'keepers of the vision'
- Gain a better understanding of the tools and resources available to the board to make things happen
- Having a clear and concise understanding of historic preservation in keeping with the current theme
- Helping to strike a balance between old town historic charm and code enforcement and building requirements
- What impact alcoholic beverage sales might have in Old Town
- City Center priorities
- Become an independent, credible voice for historic downtown that advocates on behalf of all stakeholders.

Councilmember McCain spoke of historic downtown as a microcosm of the city with every type of zoning and use clustered in a relatively small geographic area and representing a wide and diverse range of residents and businesses. With downtown on the brink of a new evolutionary age in its history, she challenged the board to:

- Know their own personal worth to the board and come to the table with their strengths
- See the strengths in others and respect them for what they have to contribute

Mr. Porter recapped the history that brought the board to the current threshold. He reinforced the changing roles and the rising passion of downtown stakeholders as well as the community as a whole. He noted components of development that are aligning including economic development, infrastructure and changing lifestyles, all of which will require deliberate crafting of the community's vision and passion into a mechanism to advance downtown into the next decade and beyond. He asked the board's patience in the coming months as the City Council develops their work plan for the next fiscal year.

The board response was generally favorable and discussion included:

- Concerns about the EDC properties
- General movement of development toward the west and south
- Roles of the board as, in some instances stakeholders, but also communicators, advocates and facilitators
- Generally poor condition of infrastructure and fear that new development will overtake Old Town or create areas of neglect
- Reassurance that lack of confidence in things getting done in the past can be overcome

The Mayor closed by asking the board to be relational in their dealings with the downtown community, to concentrate on the areas for which they have purview and experience and to solicit feedback from stakeholders at every phase of development.

Mr. Porter requested the board prepare a list of the 7-8 key issues or impediments to moving forward with the City Center Plan and state where the Board stands on the issues. Compile