

MINUTES
Main Street Board
Meeting of January 20th, 2003

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, January 20th, 2003 at 6:00p.m. City Hall Conference Room, Cedar Hill, Texas.

Present: Chair Steve Phillips, members Sheri Borth, Norman Patten, Phyllis Stewart, Brandon Scott, Chris Parvin and Bill Watkins.

Absent: Kenna Prior

I. Call the meeting to order.

Chair Phillips called the meeting to order at 6:02 pm, declaring it an open meeting; with a quorum present and the meeting notice was duly posted.

II. Approval of the minutes from the December 2nd and December 19th, 2002 meetings.

A motion to approve the minutes from the December 2nd and December 19th meetings was made by Sheri Borth and seconded by Brandon Scott. The motion was approved by all.

III. Staff reports from Main Street Manager Valerie Gibson

Valerie reminded the board that the next regular meeting would be on February 24th.

Sheri Borth reported that she would be moving to 406 Belt Line Road in the location of the former Tea Party house.

Phyllis Stewart reported that she had sold both her buildings on Cedar Street.

Valerie Reported that both Mack's on the Hill and Once Upon A Time Tea Parties had gone out of business. Both had received Lease Subsidy grants.

Chairman Phillips reported on the progress of the renovation of the Abernathy House.

He also spoke with the Mayor regarding the possibility for the current Parks building to house a museum in the future. The mayor was positive about the idea.

IV. Committee reports from Main Street board subcommittee chairs.

Norman Patten reported that the Design Committee had met and reviewed bench designs for Pioneer Park. They chose a black steel design.

The Design Committee also met to review 2 grants.

V. Financial report on Brick sales

Valerie reported that revenues for the park fall short of costs by approximately \$7,000.

VI. Discussion and possible action concerning Cedar Hill Village Site Plan

Frank Mihalopoulos gave a presentation to the board about the future of development in the Uptown area. He explained the proposed retail building, which would be about 94,000 square feet. There are 3 stores of the same design to be built in the U.S. Cedar Hill was chosen because of the continuous growth we are experiencing. The discussion was then opened up to the Board.

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The architect for the project was on hand to address the boards concerns about building articulation, among other things. The Uptown Overlay District requires additional architectural features, including horizontal and vertical building articulation. The proposed building does not comply with those requirements.

Mr. Mihalopoulos mentioned that the project is expected to be completed in 10-11 months, and that the pad site will be turned over to the company in March.

A motion to approve as submitted was made by Chris Parvin and seconded by Sheri Borth. The motion was approved by all.

VII. Discussion and possible action concerning Small Business Assistance Program.

Valerie mentioned to the board that a change might be made to the application and approval process. She proposed a minor change that would allow applicants to go forth with improvements upon submission instead of waiting for final approval from City council

A motion to change requirements of grant program to allow applicant to begin work upon submission of application was made by Phyllis Stewart and seconded by Norman Patten. The motion was approved by all.

VIII. Discussion and possible action concerning proposed multi-family development in the Uptown District

Chairman Phillips reported that he met with several people regarding the proposed apartment project in Uptown. The applicant plans to make a presentation to the board at the next regular meeting on February 24th.

The current design includes 100% masonry, and the project is proposed to be a planned development. There was some more discussion regarding the development. No action was taken on this item.

IX. Discussion and possible action concerning Façade Improvements Grant application for Vangala Office Building

Norman Patten reported that the design committee met to review the grant application. The committee recommends approval as submitted.

A motion to approve the grant for the Vangala Office Building in the amount of \$1,929.60 was made by Brandon Scott and seconded by Sheri Both. Norman Patten abstained from the vote. The motion was approved by all

X. Discussion and possible action concerning Beautification Grant Application for 215 N Broad Street.

An application was presented to the board for vinyl fencing on the corner of Wylie and Broad Streets. The proposed fencing would replace existing chain-link fencing.

A motion to approve the grant as submitted was made by Bill Watkins and seconded by Sheri Borth. The motion was approved by all.

XI. Discussion and possible action concerning Marketing Assistance Grant application from Houston Street Outfitters.

Phyllis mentioned that the Promotions committee reviewed the application and recommends approval.

A motion to approve the grant as submitted was made by Norman Patten and seconded by Brandon Scott. The motion was approved by all.

XII. Discussion of 2003 Work Plan

A motion to table this item was made by Sheri Borth and seconded by Norman Patten

XIII. Adjourn

A motion to adjourn was made by Sheri Borth and seconded by Norman Patten. The motion was approved and the meeting adjourned at 8:40pm.