

MINUTES
Main Street Board
Meeting of April 25, 2005

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday April 25, 2005 at 6:00 pm. in the City Hall Conference Room.

The following members were present; Chair Steve Phillips, Norman Patten, Bill Watkins, Jerry Fulwiler, Amanda Hall and Randall Stewart. The following City Staff member was present; Patty Bushart Neighborhood Services/Main Street Coordinator

Absent: Sheri Borth and Lois Cannady.

I. Call the meeting to order.

Chairman Phillips called the meeting to order at 6:08 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the March 28, 2005 Regular Meeting.

Amanda Hall made a motion, seconded by Bill Watkins, to approve the Minutes of March 28, 2005. The motion carried unanimously.

III. Reports from Chairman Steve Phillips.

First Baptist Church site plan was reviewed. Suggestions made with regard to existing plan included landscaping, use or lease agreement with City for public access on weekdays and City sponsored dumpster site(s) should the proposal to close Houston Street pass. The Board also suggested input on project start date to accommodate Country Day.

CHACA reception of April 20, 2005 was reported. Request to include CHACA officers in regular June meeting of Main Street Board to discuss common goals for use of City Hall building.

Chairman Phillips met with developer Frank Mihalopoulos regarding the Thomas tract the developer currently has under contract. He has proposed a high end housing project to back up to the new municipal center and extend beyond the creek with foot bridges and walking paths that would eventually back up to commercial development on Uptown Blvd. Mihalopoulos is suggesting owner occupied home sites from \$175K. He will be proposing a development with higher density than is customary for the area.

Lease has been signed on the Gingerbread House to Super Suppers national franchise. They are currently moving in equipment and expect to open for operation by mid-summer.

Chairman Phillips reported on his discussion with City Manager Alan Sims with regard to funding for a recommended parking lot on City-owned property at the corner of Texas and Broad Streets. Mr. Sims