

MINUTES
Main Street Board
Meeting of December 3, 2012

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met on Monday, December 3, 2012, at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Al Armistead, Lois Cannady, Jerry Korkisch, Albert Mack, Jami McCain, Randy Moon and Norman Patten. Russell Read participated via teleconference. The following City Staff members were present; Planning Director, Rod Tyler, Don Gore, City Planner and Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Vice Chair Norman Patten 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 November 5, 2012 Special Called Meeting.

Lois Cannady made a motion, seconded by Albert Mack, to approve the minutes of the November 5, 2012, Special Called Meeting. The motion was approved unanimously.

III. Review and Discuss Better Block event in Historic Downtown for spring 2013.

The Board viewed a presentation of the proposed Better Block event that compiled and incorporated concepts and ideas gathered from previous meetings, discussions and observations. The presentation included:

- Aerial representation of the proposed Better Block Zone with illustrations and photographs
- Walk the Light Arts Festival partnership opportunities
- List of proposed sites to be utilized for the Better Block event
- Proposed uses for Economic Development Corporation properties (formerly Phillips' Properties) currently under purchase contract:
 - Phillips Millwork – 106 S. Broad St.
 - Phillips Lumber/Do-It-Best Hardware – 110 S. Broad St., east façade
 - Phillips Lumber/Do-It-Best Hardware – 110 S. Broad St., south façade
- Jessica's Garden Tea Room – 612 Cedar St., west façade
- A & A Realty commercial block – 702-716 Cedar St.
- Broad St. south of Cedar
 - Artifaks – 206 S. Broad
 - Cedar Hill Women's Center – 210 S. Broad
- Suggested methods for merging the Better Block Charrette with Walk the Light, maintaining the integrity of each individual event yet keeping one distinct from the other
- Preview of a proposed Better Block production timeline

The Board discussed possible next steps and set dates for future meetings related specifically to the Better Block event. Those meeting dates will be:

- Monday, December 17, 2012, which will serve as the Regular Meeting for the month as the customary date falls on an official City holiday
- Monday, January 7, 2013, which will be, in the absence of any new Uptown Overlay Ordinance variance application, considered a Special Called Meeting
- Monday, January 28, 2013, the first regularly scheduled meeting date of the new calendar year

***** Chairman Russell Read terminated his teleconference participation at 6:47 pm.**

IV. Receive Update of City Center Phase II project and report on Country Day 2012.

Planner, Don Gore, updated the board on the sustainable development grant being managed through the North Central Texas Council of Governments (NCTCOG). The PowerPoint presentation addressed the following general topics:

- Project scope
- Grant funding budget including the City matching contribution
- Key players
 - NCTCOG
 - Consultant Freese and Nichols
 - City staff
 - City Council appointed advisory committee
- Planning schedule estimated one (1) year to complete including:
 - Three (3) mobile workshops
 - Eight (8) meetings to include public roll-out celebration
- Next steps
 - December 13, 2012, Kick-off meeting
 - January 2013 presentation to committee of market study findings
- Preliminary project meeting schedule
- Plan objectives and anticipated outcomes

Mr. Gore went on to review public engagement efforts to date and specifically Country Day on the Hill activities on October 13, 2012. The PowerPoint presentation included:

- The source of inspiration for engaging and educating the public
- Initial introduction and early education component of the plan at the 2012 Citywide Neighborhood Block Party, March 2012
- Visualization exercise conducted at Walk the Light Arts Festival, March 2012
- Most recent public engagement at Country Day on the Hill, October 2012 which:
 - Began to utilize board members and commissioners for outreach
- Expanded on previous visualization activities as means to discover:
 - "What type of development the public would like to see in Midtown?" and to:
 - Measure public knowledge of concepts to be developed
 - Utilize images to define the type of development the public envisions
 - "What type of circulator is best for Cedar Hill?" such as:
 - Rubber- or steel-wheeled trolley replica