

May 22, 2023

ROCKDALE MUNICIPAL DEVELOPMENT DISTRICT
REGULAR MEETING MINUTES

Present:

MDD Board Members:

John King
Brian Wallis
Joyce Dalley
Denise Wallace
Jason Barcak

MDD Staff:

Jim Gibson, Director
Michelle Toungate, Exec. Asst

Call to Order and announce a Quorum is Present

The Rockdale Municipal Development District (MDD) conducted an in-person conference on Monday, May 22, 2023. With a quorum of the MDD Board members present, the Regular Meeting of the Rockdale Municipal Development District was called to order by the Board Vice President John King at 5:31 p.m.

Pledge of Allegiance

Citizen Communications

None

5. Consent Agenda

A. Approvals

- 1. Minutes of MDD Regular Meeting May 22, 2023**
- 2. Financials**
- 3. ED Project Balance Sheet**

MOTION: Upon a motion made by Board Member Brian Wallis and a second by Board Treasurer Jason Barcak, the MDD Board voted seven (5) for and none (0) opposed to approve the consent agenda as presented. Motion Carried.

6. MDD Staff Report

Director Gibson mentioned the lunch and learn on May 18 at the MDD office with Colonel Foster, The Garrison Commander for Fort Cavazos who spoke about leadership. The work on the branding continues to move forward. There were two meetings with the P&Z on the topic of creating a tax increment reinvestment zone for Downtown and the East Cameron Corridor. P&Z recommended advancing the concept to the City Council and get their consideration. There were two Grant applications submitted this month. It will be some time before we know the status of the grants. The MDD and the City are working together to schedule a workshop to discuss the Industrial Districts and what they are also about industrial recruitment. There has been progress on Project Bluebird on the development of the documents. The tax abatement public hearing will be in June. On May 3rd the first comprehensive plan advisory committee meeting was held. There have been several calls since the first meeting with updates, one of the concerns is housing. The next meeting will be held on June 22nd, and this will be in conjunction with The Chamber on Tap at the Taphouse. There will be a tent set up so that they can talk with the people and spread the word about the plan and get some feedback from the community. Sales tax was down from last year. Director Gibson looked at the data to determine the reason and found that there were some one-time payments that hit last year that did not show up this year. Director Gibson reached out to a lead that came out of the Governor's office called Project Young Texas which is a South Korean pharmaceutical manufacturer.

7. Workshop

Director Gibson opened the discussion on the current draft of the proposed budget. At the last Board meeting workshop there were some requests made by the Board members. The MDD Board of directors requested changes that are now updated in the current budget numbers. The primary focus for the MDD is economic development and the MDD Board's direction is to focus on the industrial park to get that up and running, the budget includes those next steps. Director Gibson went over the proposed budget in detail to include completing the goals for this year and in addition to marketing and the comprehensive plan. This draft of the proposed budget leaves the MDD's budget in the black with reserves. The economic development strategic plan is a work in progress. The action plans that will be put in place for the next 5 to 7 years will be focusing on seven items, community leadership and organizational development, quality of place/life-Rockdale as an investment location, attracting new industry, workforce development, housing development, entrepreneur ecosystem, and retail expansion. Rockdale needs a virtuous cycle where it can be an attractive investment location that will stimulate the economy.

8. Action Items

N/A

9. Executive Session

A. Convene to Executive Session: Discussion pursuant to Texas Government Code Section 551.087 Economic Development Negotiations and Code Section 551.074 Personnel.

1) Discuss Project Pecan

2) Personnel

The Board convened into executive session at 5:53 PM

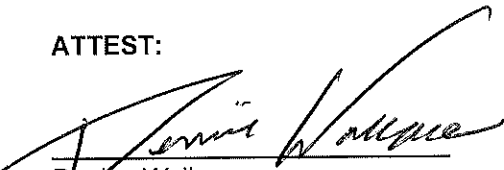
The Board reconvened into open session at 6:29 PM

B. Reconvene into open session to:

Adjourned at 6:29 PM

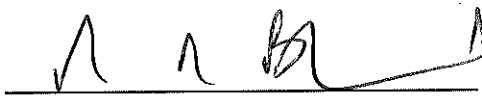
These minutes approved on the 26th day of June 2023

ATTEST:



Denise Wallace
MDD Board Secretary

APPROVED:



Nathan Bland
MDD Board President