

April 24, 2023

**ROCKDALE MUNICIPAL DEVELOPMENT DISTRICT
REGULAR MEETING MINUTES**

Present:

MDD Board Members:

Nathan Bland
John King
Brian Wallis
Denise Monzingo
Joyce Dalley
Denise Wallace

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, April 24, 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 President Nathan Bland at 5:32 p.m.

Pledge of Allegiance

Citizen Communications

None

5. Consent Agenda

A. Approvals

- 1. Minutes of MDD Regular Meeting April 24, 2023**
- 2. Financials**
- 3. ED Project Balance Sheet**

MOTION: Upon a motion made by Board Member Joyce Dalley and a second by Board Member Brian Wallis, the MDD Board voted seven (6) for and none (0) opposed to approve the consent agenda as presented. Motion Carried.

6. MDD Staff Report

The Director mentioned to the MDD Board that there are tickets available for the Chamber of Commerce Banquet and invited anyone from the board to attend. The next lunch and learn guest speaker will be Colonel Foster who will speak about leadership. The branding committee met and narrowed down the logos to three choices. The two grant applications that the grant consultants are working on are proceeding as expected. The comprehensive plan project team has requested some data that will be collected and shared at the meeting on May 3rd for the CPAC. Director Gibson had a virtual meeting with Dr Monzingo, RISD, Temple College, and EDA to discuss federal funding to help with the college and career center. Director Gibson was asked by a local bit mining company to help draft a resolution for the city to approve opposing Senate bill 1751 introduced by Senator Kolkhorst to limit crypto mining in Texas. April sales tax is up from last year and continues to do well. There was just under \$41,000 collected but it was 2 ½% greater than last year; for the year it is up 31%. MDD is no longer in the running for Project Global Brand a prospect that was sent over by the Governor's Office. The façade grant that was approved for the demolition of the Budget Inn is on hold. The owner of the Budget Inn is exploring other options instead of demolition.

7. Workshop

Director Gibson discussed the Dean Barber report along with the SWAT analysis. Dean Barber is a site selection consultant. The consultant found that Rockdale needs improvement in the way it shows. The concept of an industrial park is a positive addition to Rockdale. On the strategic plan workshop, Director Gibson found that Rockdale has too much investment risk. It is not sustainable and if the issues are not addressed it will further deteriorate. The City of Rockdale should consider the concept of investment risk. Capital will flow where there is less risk. Data that was collected using AI technology was used to put together a Targeted Industrial Analysis that the director explained in detail. An in-depth discussion amongst the board members answering key questions on the "Four Why's ". Ultimately, the plan seeks to address the market problem and identify strategies to correct it. The Proposed FY 2024 Budget request was discussed in detail. The Board requests that Director Gibson continue to keep other buildings in mind as an option for the future.

8A. Consider and approve changes to MDD bylaws

Motion: Upon a motion made by Board Member John King and second by Board Member Joyce Dalley, the MDD Board voted (6) for and (0) opposed to approve the motion to update and make changes to the MDD bylaws. Motion Carried.

8B. Consider and approve bookstore façade grant

Motion: Upon a motion made by Board Member Brian Wallis and second by Board Member Denise Wallace, the MDD Board voted (5) for and (0) opposed to approve the motion to approve the façade grant to the bookstore. Board President Nathan Bland abstained from discussion and did not vote. Motion Carried.

8C. Consider and approve Ram Optical façade grant

Motion: Upon a motion made by Board Member Denise Monzingo and second by Board Member John King, the MDD Board voted (0) for and (6) opposed to approve the motion to approve the Ram Optical façade grant. Application for the grant did not meet the required timeline. Motion Failed

8D. Consider and approve agreement Project Bluebird

Discussed in executive session.

8E. Authorizing signature of letter commitment for Project Lightsaber

Discussed in executive session.

9. Executive Session

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

- 1) Discuss Project Bluebird
- 2) Discuss Project Pecan
- 3) Discuss Project Lightsaber

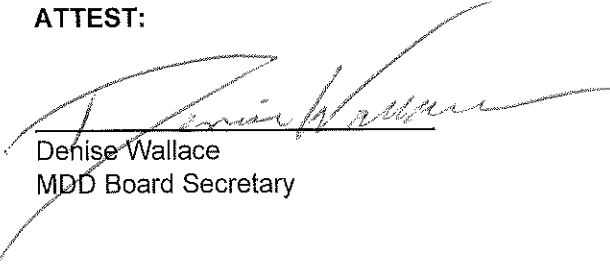
The Board convened into executive session at 6:30 PM
The Board reconvened into open session at 7:21 PM

B. Reconvene into open session to:

Adjourned at 7:21 PM

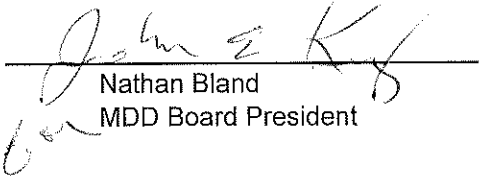
These minutes approved on the 22nd day of May 2023

ATTEST:



Denise Wallace
MDD Board Secretary

APPROVED:



Nathan Bland
MDD Board President