

December 15, 2022

ROCKDALE MUNICIPAL DEVELOPMENT DISTRICT  
REGULAR MEETING

**Present:**

**MDD Board Members:**

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

**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 Thursday, December 15, 2022. 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 5:33 p.m.

**Pledge of Allegiance**

**Citizen Communications**

None

**5A. Consent Agenda – Approvals**

1. Minutes of MDD Regular Meeting November 21, 2022
2. Financials
3. ED Cash, Investment, and Project Balance Sheet

**MOTION:** Upon a motion made by Board Member Denise Monzingo and a second by Board Member John King, the MDD Board voted six (6) for and none (0) opposed to approve the consent agenda as presented. Motion Carried.

**6. MDD Staff Report**

**A. East Cameron Ave Corridor Vision**

The Board will have the opportunity to discuss the East Cameron Avenue Corridor Vision plan in greater detail at the Workshop.

**B. Outreach Efforts**

The Leadership meeting for December is postponed until January due to scheduling conflict with guest speaker Sara O'Brien.

**C. Offers to city 6 acres**

December 7th was the deadline for the sale of the property and there were not any bids submitted. The recommendation going forward is to seek out a commercial real estate company and put it on the market that complies with the law.

**D. Cornerstone Development**

Closing documents are in-hand and ready for signing. Once board meeting is adjourned documents can be signed and closing date will be Friday, December 16, 2022

**E. Rockdale Mid-Century**

There will be a workshop mid-January with the City Council to discuss the components of the contract with Freese & Nichols.

**F. Sales Tax**

Last year's tax was inflated and in January it corrected. FY 2023 sales tax revenue is still well ahead of the budgeted amount.

**7. Workshop**

**A. Marketing Workshop**

Director Gibson discussed RFQ with Found and the marketing services they provide. There is a written 90 cancellation provision with no penalty. The Board decided to wait 3 months and revisit the other marketing platforms discussed. The Board was agreeable to considering an agreement for workforce data and a CRM

**B. East Cameron Corridor Vision Plan**

The improvements start at downtown to Highway 77. The vision has potential to consider. Fair Park is best the option for large public gatherings. There were certain plan elements the Board accepted and others that need refinement. The Board's direction was to refine the plan elements prior to sending the plan to the City for adoption.

**C. 2022 Annual Report**

Discussed the execution of the 2022 MDD action plan and demographic data.

**8. Action Items**

**A.** Consider and approve resolution adopting East Cameron vision Corridor plan.  
Post-pone for now

**B.** Consider and approve resolution authorizing 2016 bond pay-off

**MOTION:** Upon a motion made by Board Member Brian Wallis and a second by Board Member Jason Barcak, the MDD Board voted six (7) for and none (0) opposed to approve motion to approve authorizing 2016 bond pay-off.

**C.** Consider and approve resolution for new bank signatory

**MOTION:** Upon a motion made by Board Member John King and a second by Board Member Joyce Dalley, the MDD Board voted six (7) for and none (0) opposed to approve the resolution for new bank signatory. Motion carried.

**D.** Consider and approve contact with Found TX for marketing services.

**MOTION:** Upon a motion made by Board Member Jason Barcak and a second by Board Member Joyce Dalley, the MDD Board voted six (7) for and none (0) opposed to approve contract with Found TX for marketing. Motion carried.

**E.** Consider and approve façade grant application for 716 W. Cameron Ave and building demo application for Budget Inn.

**MOTION:** Upon a motion made by Board Member John King and a second by Board Member Brian Wallis, the MDD Board voted six (7) for and none (0) opposed to approve façade grant application for the restaurant. Denise Monzingo made the motion to accept the application for the demo of Budget Inn, up to \$15,000 as allowed by the grant guidelines, paid upon the construction of a new building. The Board may reconsider the grant disbursement schedule if the applicant comes to the Board with more details on the development plans. Jason Barcak seconded the motion. Motion carried.

**F.** Consider and approve 2023 action plan.

**MOTION:** Upon a motion made by Board Member John King and a second by Board Member Joyce Dalley, the MDD Board voted six (7) for and none (0) opposed to approve 2023 action plan with changes to revise marketing portion. Motion carried

G. Consider and approve proposal to seal the MDD bar.

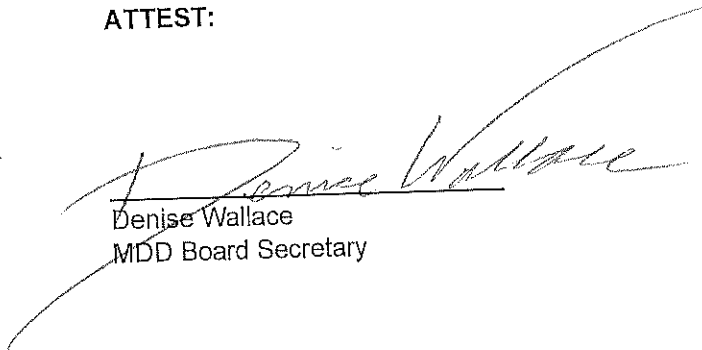
**MOTION:** Upon a motion made by Board Member Denise Wallace and a second by Board Member Joyce Dalley, the MDD Board voted six (6) for and one (1) opposed to approve the sealing of the MDD bar. Motion carried

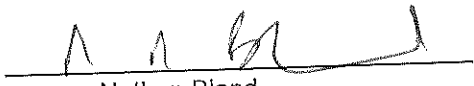
Adjourned at 7:01 p.m.

These minutes approved on the 15 day of December 2022.

**ATTEST:**

**APPROVED:**

  
Denise Wallace  
MDD Board Secretary

  
Nathan Bland  
MDD Board President