

STATE OF TEXAS

COUNTY OF BRAZORIA1

CITY OF LAKE JACKSON

BE IT KNOWN that the Lake Jackson Development Corporation of the City of Lake Jackson met in Regular Session on Thursday, April 21, 2016 at 12:00 p.m. at Lake Jackson City Hall, 25 Oak Drive, Lake Jackson, Texas, with the following present:

Gary Rodgers, Chair
Gerald Roznovsky, Vice Chair
Heather Melass, Council member
Lisa Pauls
Rod Hall

William P. Yenne, City Manager
Modesto Mundo, Asst. City Manager
Alice A. Rodgers, City Secretary
Michael Coon, Asst. to City Manager
Sherri Russell, City Attorney

Visitors:

Nathan Whipple
Laura Crisp

VISITORS COMMENTS

There were no visitors present.

APPROVAL OF MINUTES – MARCH 10, 2016

On motion by Rod Hall second by Gerald Roznovsky with all members present voting "aye" the March 10, 2016 minutes were approved as presented.

INTERVIEW POTENTIAL CANDIDATES AND MAKE RECOMMENDATION TO CITY COUNCIL TO FILL ONE OPEN DIRECTOR POSITION

Gary Rodgers, Chair thanked Nathan Whipple for coming. Mr. Rodgers stated that Mr. Whipple had been interviewed at a previous meeting. He asked Mr. Whipple if he still felt he could make the commitment. Mr. Whipple stated he could.

The board thanked Mr. Whipple for his willingness to serve.

On motion by Council member Melass second by Lisa Pauls with all members present voting "aye" recommendation is made to City Council to appoint Nathan Whipple to fill the unexpired term of David Nicks.

DISCUSS AND CONSIDER TERMS OF BOARD MEMBER POSITIONS

Alice Rodgers, City Secretary stated that the members of the board are supposed to have two year staggered terms. With the recent restructuring of the board, the current members have been allowed to serve longer. With both of the Council members up for re-election in 2017 staff suggest the following terms:

2017

Heather Melass, Council member
Gerald Roznovsky, Council member
Gary Rodgers
Rod Hall

2018

Lisa Pauls
Jason Chavez
Vacant

Ms. Rodgers stated that when a term is up, the board members could still fill out applications to re-serve on the board.

On motion by Council member Roznovsky second by Council member Melass with all members present voting “aye” the terms for the board members were approved as presented by staff.

REPORT ON LAKE JACKSON DEVELOPMENT CORPORATION WEBSITE

Gary Rodgers stated that this began with Gerald Roznovsky over a year ago. The marketing subcommittee took this idea and began working on a website. Michael Coon has worked with Civic Plus to create a website. The address will be www.choselakejackson.com.

Michael Coon reviewed the website with the board stating there are still some changes to be made. He stated Jason Chavez created the logo.

Suggestions were: the location of “contact us”, placing a heat shield over the website, placing the zoning map on the site, available properties, TEEX report.

Michael Coon stated that the target for going live with the website will be July.

Mr. Rodgers asked everyone to get their suggestions to Michael Coon.

REPORT ON STATUS OF COMPETITIVE ASSESSMENT STUDY FROM TEEX

Mr. Yenne stated staff has received the second draft of the report. He suggested that once the report is completed to bring someone in such as Sue Darcy to extract information and put it in a format that is quick and easy to access.

Discussion followed on the need to have someone take the information in the report to develop a marketing brochure.

The final report will be presented at the next meeting and discussed at the June meeting.

DISCUSS AND CONSIDER WORKING WITH RON COX TO UPDATE THE LAKE JACKSON DEVELOPMENT CORPORATION’S STRATEGIC PLAN

Gary Rodgers stated that it is time to revisit the Lake Jackson Development Corporation’s Strategic Plan and updating it.

Council member Roznovsky stated he agreed that bringing Mr. Cox in the update the strategic plan is a good idea.

Michael Coon stated that perhaps waiting until July or August to schedule this. That would allow the group time to digest the TEEX report.

This would be a 2-3 hour meeting. The board asked that the meeting be scheduled during the daytime.

ITEMS OF COMMUNITY INTEREST

Rod Hall asked for the update on the Staybridge Hotel. Mr. Yenne stated they are tearing down the old theater building. They have not been to the Planning Commission as of yet. There are problems with the project. There are easements through the property that were not formally recorded. They still have plans to move forward.

Rod Hall asked for an update with the Courtyard by Marriott and La Quinta. Mr. Yenne stated that the

Courtyard project is being held up by a gas line. They have finished with the city as far as plans are concerned. They are just trying to solve the gas line issue. Mr. Yenne stated La Quinta is ready to go, they just have not started the project.

Council member Melass asked if Wendy's had pulled their permit. Mr. Yenne stated they will have to replat due to a change in the location of a driveway.

Rod Hall asked about the remaining HEB property. Mr. Yenne stated they closed on the property on Monday. The first items going in will be a Chicken Express, an ER type facility and something in the retail building. More is coming, with the possibility of a large office building.

Council member Melass asked about Taco Cabana. Mr. Yenne stated they have been talking to the city about the corner of This Way and SH288/332. They are talking serious with the city to locate there.

Council member Melass asked about Aldi's. Mr. Yenne stated the permits have been approved but they have not picked it up yet. There will be a sliver of the property they will not be using.

Mr. Yenne stated that the city is in the process of a possible rezoning of the Randall's property (corner of Plantation and SH 288/332) at the request of an optionee. Possibly another hotel will locate here.

Council member Roznovsky stated that Western Air is still looking at possibly locating at the airport. The County will be building a new hangar, but will not begin building the hangar until they have 60% committed space.

Council member Roznovsky stated that during the MRO conference in Dallas he and Shaun with the Alliance met with potential businesses. Each of them that were located in Florida was unhappy with Florida and their regulations and are trying to move their businesses to Texas.

Council member Roznvosky stated there will be an air show at the airport this weekend.

Council member Melass stated that council will be looking at the hotel tax and its disbursement.

Council member Melass stated that the sidewalk in front of IMG downtown is broken up. A realtor fell at a meeting there this morning and had to go to urgent care.

Modesto Mundo stated that on Monday Council will hold its Capital Improvement workshop. There is a project before them that if approved will be before the LJDC in the form of two public hearings due to the size of the project.

ADJOURNMENT

There being no further business Lake Jackson Development Corporation adjourned at 1:34 p.m.

These minutes read and approved this, the ____ day of _____, 2016.

Gary Rodgers, Chair

Alice A. Rodgers, City Secretary