

MINUTES OF SPECIAL JOINT MEETING
OF NOVEMBER 4, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS
MEADOWS ECONOMIC DEVELOPMENT CORPORATION

The special joint meeting of the Meadows Place City Council and the Meadows Economic Development Corporation was called to order at 7:02 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley (also EDC President) Charles Jessup Joe McCann David Piwonka Leen Zellers
EDC Board:	Harry Hamilton Margaret Sandlin

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards, Representatives from Knudson and Associates Sue Darcey, John Hagerstride and Bill Schockney and City Secretary Elaine Herff.

Mrs. Darcey said she appreciated the opportunity for her company to offer a redevelopment strategy for the old Deauville Mall site. She said the group would come up with an ultimate wish list after exploring where we are today demographically and how we measure up to our neighbors. Her group will take the information learned, study it and return with ideas at a future meeting.

If money were no object, the group thought they would like to see multi story buildings, perhaps a family type condo complex with ground level businesses – a mixed use/residential center. Ideally it would have a “Galleria” type atmosphere, generating sales taxes. Something like what exists today at Westheimer and Kirby – a high end residential complex with some high class retail shops. Also suggested was a convention center, casino, and theme park (boardwalk) with a restaurant/retail component.

In reality, given all the current restraints, if the property were left alone it might become an uncontrolled flea market, continue as a wholesale distribution area, support churches or private schools or other nontaxable institutions such as county buildings, a climate controlled storage area or an ethnic specialty center. None of these ideas was highly desirable.

Looking at the demographics of the city, we found out that the largest group of residents was in the 44 to 64 year old age bracket. The average house was valued at \$99,100 and 61% of the structures were built in the 1970's. In recent years property values increased 17.7% - a lower percentage than that of comparable cities. With home values remaining constant, assessed values also stay flat. We have a higher property tax per unit with more debt per capita than comparable cities. Our sales tax has decreased markedly but our budget mix of revenues remains the same as our neighboring cities.

We must decide where we want to go from here. The demographic data gives us a snapshot of what we have. We must decide what we would like to be. Our choices will affect our property values, tax rates and sales tax revenues. We

must identify our values. What do we want socially, physically, financially, etc. Consensus is critical. Figuring out how to achieve the end result is the planning process.

Council and EDC members were put through several exercises. They decided what we liked most about our city was our location, its safety/security and "Who we are." What we liked least was the mall area and the image we have compared to surrounding areas. They decided they liked who we are residentially but not commercially and were willing to endure some monetary pain to develop commercial property.

Knudson & Associates will study what they learned this evening, refine our goals and criteria and return with procedure development scenarios in February.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:57 p.m.

Elaine Herff, City Secretary