



**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
DECEMBER 11, 2017
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on December 11, 2017 at 6:30 p.m. in the City Council Chambers. Board President Joe Dan McBeth, Vice President & Treasurer Scott Burrus and Directors Fred Alexander and Amanda Lewis were in attendance. EDC Director Warren Kettman, EDC Specialist Stewart McGregor and EDC Assistant Jessica Sherman were also in attendance. Board Secretary Kym Tayamen and Directors Jessica Browning and DeCarlo Coleman were absent.

1. **Call to Order** at 6:33 p.m.
2. **Invocation** by Mr. Burrus.
3. **Public Communication**

There was no public communication.

4. Minutes & Reports

- a. Approval of the FEDC Minutes – November 2, 2017 Regular Meeting

Mr. Alexander made a motion to approve the November 2, 2017 minutes and Mr. Burrus seconded. The vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 16.67% of the Fiscal Year, with revenues at 16.17% and expenditures at 6.93%. Mr. Burrus also mentioned the EDC-owned property at 212 S. Bois D'Arc St. was recently sold, with the EDC receiving equity from the property's sale.

- c. Executive Director's Report

Mr. Kettman gave the Executive Director's report. A complete copy is available in the FEDC office. A few noteworthy items he mentioned, included:

- A recent lunch with new Interim City Manager Paul Stevens
- An updated estimate from the City Engineer for the West Broad Sewer project
- The Downtown Loyalty card program ends at the end of December
- Upcoming work in following up with the database of owners of downtown properties for development/redevelopment

5. Discussion/Action Items

- a. Discussion and possible action regarding a façade grant application for 203 N. Bois D'Arc St.

At this time, Mr. McGregor recognized Wes Crenshaw, owner of the property at 203 N. Bois D'Arc St. to speak in regard to his façade plans. Mr. Crenshaw said the property was built around 1890 and his plans call for bringing back the historic look. He also mentioned his neighbor at the radiator office has plans to update his façade in a way that blends in with the 203 N. Bois D'Arc building. Mr. Crenshaw said Craig Randall will perform the work and will get to work on the building soon. He also mentioned he plans to do perform some minor renovations to the interior, as well.

Mr. Burrus made a motion to approve the façade grant application for 203 N. Bois D'Arc St., not to exceed \$10,000/50% for the exterior and \$5,000/20% for the interior. Mr. Alexander seconded and the vote carried unanimously.

- b. Discussion and possible action regarding an official application for incentives

Mr. McGregor explained this item. Many EDCs throughout the state have a formal application for incentives. The Forney EDC had one in the past, but had not been utilized in recent years. Mr. McGregor said he evaluated several other EDC applications and used it formulate the one presented.

Mrs. Lewis asked if the application would be available online. Mr. McGregor said it would and that he would check with the webmaster to see if it could be a fillable form prospects could submit digitally.

Mrs. Lewis made a motion to approve the application for incentives as presented. Mr. Alexander seconded and the vote carried unanimously.

c. Discussion and possible action regarding an organizational ethics policy

Mr. Ketteman explained this item came about from the recent TEDC Sales Tax Workshop EDC Staff attended in October. The conference recommended EDCs have an ethics policy on file. Mr. McGregor then explained the presented policy was derived mostly from the TEDC Ethics policy with a few added statements from FEDC Staff. Mr. Ketteman pointed out one of the statements added by FEDC Staff included not poaching or incentivizing relocations from neighbors within Kaufman County. He explained there is an informal agreement between the Kaufman County EDCs to not incentivize a business to move from one community in the county to another. Additionally, Mr. Ketteman said the City Attorney was notified on the ethics policy. Mr. McGregor said copies were made for the board and FEDC Staff to sign.

Mr. Alexander made a motion to approve the ethics policy. Mr. Burrus seconded and the vote carried unanimously.

d. Discussion and possible action regarding an economic development performance agreement for Forney Marketplace, LLC

Mr. Ketteman said this item would be discussed in executive session.

Following executive session, Mr. Burrus made a motion to authorize the Board President to sign and execute an economic development performance agreement incentive for Forney Markeplace, LLC. Mrs. Lewis seconded and the vote carried unanimously.

Mr. Ketteman said this item was placed on the City Council agenda for December 12, 2017. In January, the Council will consider moving funds out of the EDC Fund Balance (\$400,000 was set aside and an additional \$600,000 will be moved out for a total of \$1 million).

e. Discussion and possible action authorizing the Board President to execute a real estate contract with Meadow Ridge Farm, LP

Mr. Ketteman said this item would be discussed in executive session.

Following executive session, Mrs. Lewis made a motion to authorize the Board President to execute a real estate contract with Meadow Ridge Farm, LP for the sale of 50.2 acres from the FEDC. Mr. Alexander seconded and the vote carried unanimously.

f. Discussion and possible action regarding economic development negotiations with current prospects

No action was taken on this item.

6. Executive Session

- a.** The Forney EDC will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in: -§ 551.072 deliberations for the purchase, exchange, lease, or value of real property and/or -§ 551.087 deliberations regarding commercial or financial information that the EDC has received from a business prospect and/or deliberations regarding the offer of a financial or other incentive to a business prospect. (Related to Sections 5.d., 5.e. and 5.f.)

Mr. Alexander made a motion to enter into Executive Session at 6:56 p.m. Mr. Burrus seconded and the vote carried unanimously.

- b. The Forney EDC will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action regarding the above items.

Mr. Alexander made a motion to reenter into open session at 7:34 p.m. Mrs. Lewis seconded and the vote carried unanimously.

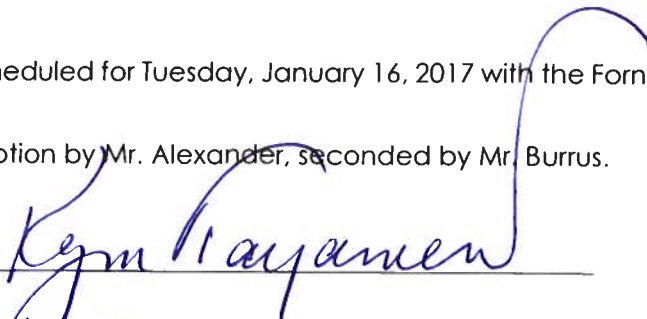
At this time, Mr. McBeth turned to item 5.d.

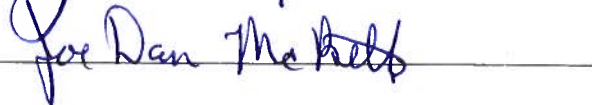
7. Future Agenda Items

Mr. McGregor told the board there is a joint meeting scheduled for Tuesday, January 16, 2017 with the Forney City Council.

- 8. **Adjournment** by unanimous consent at 7:40 p.m., on motion by Mr. Alexander, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY





APPROVED: JOE DAN McBETH, PRESIDENT

DATE: JANUARY 11, 2017

