



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
September 13, 2018
6:30 P.M.**

The Forney Economic Development Corporation (FEDC) of the City of Forney met on September 13, 2018 at 6:30 p.m. in the City Council Chambers. Board Vice President and Treasurer Burrus, Secretary Tayamen and Directors Alexander, Lewis and Browning were present. EDC Director Ketteman, Specialist McGregor, and Administrative Assistant Wilson were also present. President McBeth and Director Coleman were absent.

1. **Call to Order** at 6:30 p.m.
2. **Invocation** by Mr. Burrus.
3. **Public Communication**

There was no public communication.

4. **Minutes & Reports**

- a. Approval of the FEDC Minutes – August 9, 2018 Regular Meeting

Mr. Tayamen made a motion to approve the minutes as presented. Mr. Alexander seconded and the vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 91.67% of the fiscal year, with revenues at 95%, and expenditures at 72.75%. Mr. Ketteman noted that Mr. Burrus caught an issue with the previous draft financial report. This was corrected and the current financial in the Board Package is the correct financial report.

- c. Executive Director's Report

Mr. Ketteman gave the Executive Director's Report. A few noteworthy items:

- Mr. Ketteman discussed the downtown parking issue and some of the remedies being considered.
- Mr. McGregor informed the Board that the new City Manager Anthony Carson would be a speaker at the Board's retreat in October.
- Mr. Ketteman said that he was meeting with interested citizens regarding the future of Booker T. Washington High School building.
- Mr. Ketteman informed the Board that Planning and Zoning met and approved the site plan for Victorian Village.

5. **Discussion/Action Items**

- a. Discussion and possible action concerning the issuance of a Request for Proposal (RFP) for additional repairs on the detention pond located next to Lowes.

-Mr. Ketteman presented a drawing and narrative from the engineer. The proposed budget was discussed and he explained the repair cost would show up in next year's budget. A discussion was held regarding the years of erosion and lack of maintenance.

-Ms. Browning inquired as to the ownership of the pond. Mr. Ketteman explained the City owns and EDC maintains due to the 2004 conveyance. He explained the other pond by Walmart was not conveyed, but the EDC has been maintaining it, and Walmart has been contacted. City Attorney Thatcher is looking into this issue. Mr. Alexander asked what the EDC was paying for the maintenance. Mr. McGregor informed the Board that the Board had been paying \$1,200 per month but was rebid at \$600 per month. Ms. Browning said we should keep performing the maintenance until the attorney determines responsibility. She asked if the pond by Lowes would revert back to the City after repairs are done. Mr. Ketteman explained that the EDC is under contract so the EDC would have to negotiate with the City. He said the contract is in perpetuity. Ms. Lewis said perhaps the Board should consider providing a portion of the maintenance, perhaps a yearly stipend.

-Mr. Ketteman said the EDC needs the Board's permission to prepare a Request for Proposal (RFP).

-Mr. Alexander made a motion to direct staff to move forward with the RFP. Ms. Browning seconded and the vote carried unanimously.

b. Discussion and possible action regarding 325 S. Bois D'Arc.

-Mr. Ketteman explained this item concerns the building at 325 S. Bois D'Arc. Mr. Jeansonne applied for a Redevelopment Grant on May 27, 2017 and received \$19,430.88 in July 2018 for the purpose of creating lease space. Upon completion of construction, EDC staff noticed Mr. Jeansonne had listed the property for sale and visited him regarding his decision to sell. Mr. Jeansonne requested this matter be on the Agenda to give him an opportunity to explain his actions and the future of the building.

Mr. Jeansonne explained he wants to be in compliance. He decided to lease or sell the property due to competition. There was a discussion whether it was being used as retail or office space. Mr. McGregor said the original intent was the shipping center stay retail and the back be used as office space. Mr. Jeansonne said the shipping center was gone. He has a buyer interested in opening a law firm. The buyer, Ms. Sinclair, addressed the Board and explained she had submitted an offer but was waiting on a resolution to the grant issue. She explained that the firm would only do minimal upgrade to make the building ADA compliant. Mr. Tayamen voiced his concern over giving a grant to improve downtown and the recipient using the grant to make a profit. Mr. Jeansonne said Ms. Sinclair may have asked for the grant if he himself had not. Mr. Burrus said he does not like the precedence it sets, people receiving grants to sell their property. Mr. Ketteman explained that the Board updated the application language and additional clawbacks on grant eligibility to prevent that from occurring. It was determined the Board could discuss this further in Executive Session.

Following Executive Session Mr. Burrus explained that since Mr. Jeansonne's grant was approved prior to the changes made to the application to deal with situations like this, the Board will not require reimbursement of the grant monies. Ms. Browning stated for the record that the Board is not in the business of flipping downtown businesses and this is not the purpose of this grant money and this is not what it was designed for, but we do welcome Ms. Sinclair. Mr. Ketteman reiterated that the language has been corrected going forward in the new grant application. Mr. Burrus clarified that if the sale falls through the rules of the grant still apply. The Board thanked the Jeansonnes for coming to speak to the Board personally.

c. 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 deliberation regarding the offer of a financial or other incentive to a business prospect. (Related to Section 5.b.)

Mr. Alexander made a motion to enter into Executive Session. Mr. Tayamen seconded and the vote carried unanimously. The time was 7:27 p.m.

- 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 enter back into Regular Session. Ms. Browning seconded and the vote carried unanimously. The time was 8:25 p.m.

At this time the EDC Board turned to item 5.b.

7. Future Agenda Items

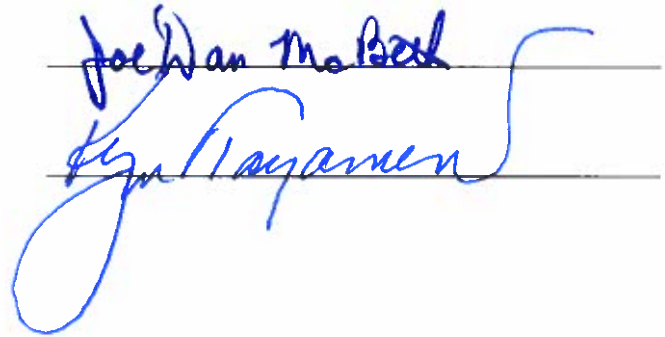
-Brick pavers for the downtown corridor

8. Adjournment

Adjournment by unanimous consent at 8:35 p.m. on motion by Mr. Tayamen and seconded by Mr. Alexander.

APPROVED: JOE DAN MCBETH, PRESIDENT

APPROVED: KYM TAYAMEN, SECRETARY
DATE: OCTOBER 11, 2018



Handwritten signatures in blue ink over horizontal lines. The top signature reads "Joe Dan McBeth" and the bottom signature reads "Kym Tayamen".

