



## FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
MARCH 10, 2016  
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on March 10, 2016 at 6:30 p.m. in the City Council Chambers of City Hall. President Joe Dan McBeth, Vice President and Treasurer Scott Burrus, members Fred Alexander, DeCarlo Coleman and Jessica Browning were in attendance. Executive Director Warren Ketteman and Economic Development Coordinator Stewart McGregor were also present. Members Jon Bennett and Kym Tayamen were absent.

1. **Call to Order** at 6:30 p.m.
2. **Invocation** – Mr. Fred Alexander gave the invocation.
3. **Consent Items**
  - a. Approval of the FEDC Minutes – February 11, 2016 Regular Meeting

Mr. Alexander made a motion to approve minutes and Mrs. Browning seconded. All board members present voted in favor.

- b. **Financial Report**

Mr. Burrus reported the financial status of the Corporation to the board for the month of February. We are at 41.67% of the fiscal year with 45.5% in revenue and expenditures at 29.7%.

- c. **Executive Director's Report**

Mr. Ketteman presented the Director's Report which includes a list of office activities and current EDC projects. A complete copy of the Director's Report is available in the FEDC offices.

4. **Discussion/Action Items**

- a. Discussion and possible action concerning contract approval of commercial real estate agent to list EDC-owned property.

The board was presented proposals by three area commercial real estate firms to list the EDC-owned property at 215 S. Bois D'Arc – KW Commercial (Cindy Miller), City Commercial and Transwestern Retail. Due to their expertise and record in representing restaurant and retail clients, Mr. Ketteman recommended to the board that they approve Transwestern Retail. Mr. Alexander made a motion to approve Transwestern Retail and Mr. Coleman seconded. All other board members voted in favor.

- b. Discussion and possible action concerning a tenant at 106 E. Main Street.

Ms. Rita Disspain spoke on her business model and lease application for a store called "Bubble and Squeak," a craft beer and specialty wine store. She stated that she would need to obtain her Texas Alcoholic Beverage Commission License, which would take approximately three months.

Action on this item was delayed pending discussion on Ms. Disspain's financial disclosures during executive session.

After returning to open session, Mrs. Browning made a motion to approve Ms. Disspain's application to lease at 106 E. Main Street on the condition that she receives her license from the Texas Alcoholic Beverage Commission and a distance waiver from the City of Forney, along with having the right of first refusal on the property with the property remaining on the market while she obtains her license and waiver. Mr. Burrus seconded the motion and all other board members present voted in favor.

- c. Discussion and possible action concerning economic development negotiations with current prospects.

No action was taken.

#### 5. Public Communication

There was no public communication.

#### 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 4.b., 4.c.)

Mr. Burrus made a motion to go into Executive Session at 7:00 p.m. and Mr. Alexander seconded. All other board members present voted in favor.

- 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. Burrus made a motion to return to open session at 7:52 p.m. Mrs. Browning seconded and all other board members voted in favor. Mr. Kettelman noted for the minutes that Mr. Alexander excused himself from the board meeting during executive session and left at 7:30 p.m.

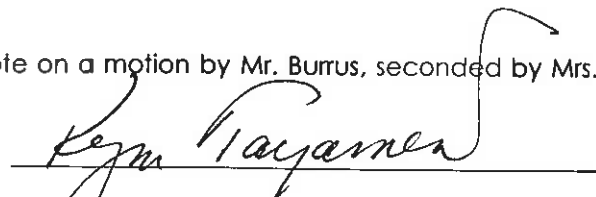
At this time, Mr. McBeth returned to item 4.b.

#### 7. Future Agenda Items

No other future agenda items were noted.

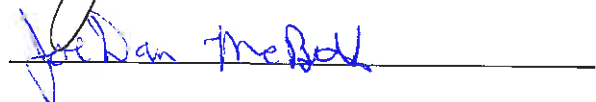
- 8. **Adjournment** at 7:54 p.m. by a unanimous "yes" vote on a motion by Mr. Burrus, seconded by Mrs. Browning.

APPROVED: KYM TAYAMEN, SECRETARY



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APPROVED: JOE DAN McBETH, PRESIDENT



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DATE: MAY 12, 2016

\*Minutes were amended after April 14, 2016 upon request by the board.