



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
MARCH 8, 2018
6:30 P.M.**

The Forney Economic Development Corporation (FEDC) of the City of Forney met on March 8, 2018 at 6:30 p.m. in City Council Chambers. Board President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Board Secretary Kym Tayamen, and Directors Amanda Lewis and Jessica Browning were in attendance. Directors Fred Alexander and DeCarlo Coleman were absent. EDC Director Warren Ketteman, EDC Specialist Stewart McGregor and EDC Administrative Assistant Jessica Sherman were also in attendance.

1. **Call to Order** at 6:32 p.m.
2. **Invocation** by Mr. Burrus.
3. **Public Communication**

There was no public communication.

4. **Minutes & Reports**

- a. Approval of the FEDC Minutes- February 8, 2018 Regular Meeting and February 26, 2018 Joint Meeting with the City Council.

Mrs. Lewis made a motion to approve the February 8, 2017 and February 26, 2018 minutes and Mr. Burrus seconded. The vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 41.67% of the fiscal year, with revenues at 44.94% and expenditures at 24.93%.

- c. Executive Director's Report

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

- Update on the West Broad Street sewer project
- Update on "Victorian Village" office development
- Update on the medical incentive program
- Update on Project 78 and Project Fireball

Mr. Ketteman informed our Board Members of "Swagit" (a broadband multimedia communication service industry) and how they can view live streaming of the Council Meetings right at home.

5. **Presentation**

- a. EDC Staff presentation on "Economic Development 101"

Mr. Ketteman and Mr. McGregor presented to the EDC Board on how EDCs function, including site selection, organizational partners in economic development, incentives and related items. A complete copy of this presentation is available in the FEDC Office.

6. **Discussion/Action Items**

- a. Discussion and possible action regarding a recommendation to the Planning & Zoning Commission to change the use chart requirement for miniature warehouse/storage unit permitting in light-industrial zoned districts from "permitted" to "conditional".

Mr. Kettelman informed the Board Members of his concern regarding the large amount of storage unit development in Forney. He said EDC Staff met with Peter Morgan, Community Development Director regarding this item. Mr. Kettelman pointed out that in the Planning & Zoning Use Chart, storage unit facilities are "conditional" in both the commercial and mixed-use zoning areas, requiring council approval, yet "permitted" in light industrial areas. Mr. McGregor explained that due to Forney's limited supply of available industrial land, storage unit facilities don't enhance the tax and employment bases as much as the location of a new employer. Therefore, it was advised the EDC Board recommend to the Planning & Zoning Commission to change the use chart requirement for miniature warehouse/storage units in light industrial-zoned area from "permitted" to "conditional." Mr. McGregor specified this would simply be a recommendation to the Planning & Zoning Commission for them to consider at their next meeting.

Mr. Burrus made a motion to recommend to the Planning & Zoning Commission to require miniature warehouse/storage unit facilities within the Planning & Zoning Use Chart be changed from "permitted" to "conditional." Mr. Tayamen seconded and the vote carried unanimously.

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

Mr. Burrus made a motion to commit \$300,000 towards the West Broad sewer project and that the EDC Staff continue to work with a property owner for zero-interest loan for \$50,000. Mr. Tayamen seconded, and a vote carried unanimously.

Mr. McBeth made a motion that EDC Staff proceed on negotiations with the school district for a solution for parking adjacent to the school. Mrs. Browning made a motion to approve. Mrs. Lewis seconded, and the vote carried unanimously.

Mr. Tayamen made a motion to approve \$300,000 to move the gas line at Forney Business Park upon completion of sale to Petro-Hunt as part of their park land dedication. Mr. Burrus seconded, and a vote carried unanimously.

7. 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 6.b).

Mrs. Browning made a motion to enter Executive Session at 7:41 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.

Mrs. Browning made a motion to enter back into open session at 9:45 p.m. Mr. Tayamen seconded, and the vote carried unanimously.

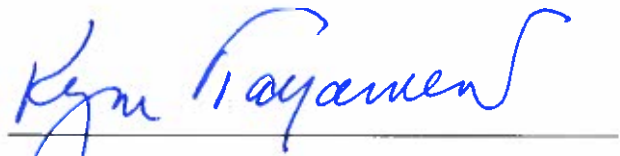
At this time, Mr. McBeth turned to item 6.b.

8. Future Agenda Items

There were no future agenda items

Adjournment by unanimous consent at 9:48 p.m. On motion by Mr. Tayamen, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY



APPROVED: JOE DAN McBETH, PRESIDENT
DATE: MAY 10, 2018



*Minutes corrected from previous meeting to denote EDC Board direction (spelling of "Burrus").

