



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
FEBRUARY 11, 2016
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney will meet on February 11, 2016 at 6:30 p.m. in the Council Chambers of City Hall. President Joe Dan McBeth, Secretary Kym Tayamen and members Fred Alexander, Jessica Browning, DeCarlo Coleman and Jon Bennett were in attendance. Executive Director Warren Kettelman and Economic Development Coordinator Stewart McGregor were also present. It was noted that Treasurer Scott Burrus arrived at 6:37 p.m., after the meeting was called to order.

1. **Call to Order** at 6:32 p.m.
2. **Invocation** – Mr. Joe Dan McBeth gave the invocation.
3. **Introduction of new board members** – Mr. McBeth introduced the new board members, Mr. Jon Bennett and Mr. DeCarlo Coleman. Mr. Bennett stated that he is a ten year resident of Forney and currently works in Venture Capital. Mr. Coleman is a two year resident of Forney and works for the United States Attorney's Office.
4. **Presentation by Marian Stewart, Sharing the Love Foundation** – Due to Marian's absence, as noted by Mr. Kettelman, Brook McCoy from Sharing the Love Foundation's Young Ambassador's program presented a plaque to the EDC Board on behalf of them being able to fundraise through administering the Turkey Trax Auto Show.
5. **Consent Items**
 - a. Approval of the FEDC Minutes – December 10, 2015 Regular Meeting were presented in the packet.

Mr. Burrus made a motion to approve the minutes and Mr. Tayamen seconded. Mr. Burrus, Mr. Tayamen, Mr. Alexander, Mr. McBeth and Ms. Browning all voted in favor. Mr. Bennett and Mr. Coleman abstained due to the fact they were not board members at the December meeting.
 - b. Financial Report

Mr. Burrus reported the financial status of the Corporation to the board for the months of December and January, since there was no meeting in January. For the month of December, the EDC was at 25% of the fiscal year with revenue at 23.54%. Expenditures were at 24.59%. Currently, we are at 33.3% of the fiscal year with revenue at 30.89% and expenditures at 27.42%.

Mr. Burrus asked Mr. Kettelman as to why the revenue numbers were lagging. Mr. Kettelman explained that the numbers come from the Texas Comptroller's Office, which provides numbers that are approximately two months behind. Despite the somewhat lagging revenue percentage, there is a positive outlook for the EDC through projections from the City of Forney Finance Department.
 - c. Executive Director's Report

Mr. Kettelman 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. Specifically, Mr. Kettelman handed the board a photo of a billboard marketing campaign the EDC was doing on behalf of the City of Forney within Dallas.

6. Discussion/Action Items

- a. Discussion and possible action concerning the election of a board Vice President.

Due to the recent resignation and move to the State of Wyoming by Mr. Marty Scott, the Board was advised to elect a new Vice President. Mr. Kettelman advised the board that the Vice President position could be combined with another officer position (except for the President). Mr. McBeth entertained a motion for someone to either volunteer themselves as Board Vice President or make a nomination. Mr. Burrus made a motion to nominate himself to be Board Vice President. Mr. Tayamen seconded the motion and all other board members voted in favor.

- b. Discussion and possible action concerning a \$10,000 exterior façade grant for Doe Belly's Catfish Restaurant located at 300 W. Broad St., Forney, TX 75126

Mr. Patrick McCrea, owner of Doe Belly's Restaurant made application with the Forney EDC for a Downtown Revitalization Incentive (Façade Grant) in the amount of \$10,000.00. It was noted the grant applies to applicants with buildings both in Downtown Forney as well as within the Central Business Transition Overlay of Downtown. Mr. McCrea's business sits within the Central Business Transition Overlay. Mr. McCrea spoke about his plans, which includes adding an additional 839 square feet of space. The brick structure was in line with existing City code and approved by the Community Development Department. When asked about the timeframe, Mr. McCrea said it would take approximately two weeks to complete. Mr. McBeth pointed out that Doe Belly's is one of the first businesses you see as you drive into the Downtown area coming from the west and that it's important to have good aesthetics as one drives into Downtown.

Mr. Alexander made a motion to approve Mr. McCrea's façade grant application. Mr. Tayamen seconded and all other board members voted in favor.

- c. Discussion and possible action concerning marketing plans for FEDC-owned properties at 106 E. Main, 215 S. Bois D'Arc, and 0.75 acres at Chestnut & Main Street.

Due to the currently vacant EDC-owned properties at 215 S. Bois D'Arc and 106 E. Main, along with the empty 0.75 acres for sale at the corner of Chestnut and Main Street, it was advised that the Board discuss marketing plans for EDC-owned properties. Mr. Kettelman said the EDC Office had received several inquiries regarding the EDC-owned properties, but the most urgent tenant needed was at 215 S. Bois D'Arc. Mr. Tayamen mentioned the possibility of hiring a realty company to list the property for better exposure. Mr. Alexander stated that with the billboard space, perhaps we could take out space to advertise the 215 S. Bois D'Arc building. Mr. McBeth agreed that billboard space was a good idea. He also mentioned that it might be good to get a list of prospective restaurants to cold call and see if they might be interested in locating a restaurant to Forney. Mr. McBeth also asked Mr. Kettelman if he had contacted or advertised with the Dallas Restaurant Association. Mr. Kettelman said that he had in the past advertised with the Dallas Restaurant Association, but did not receive much interest.

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

No action was taken.

7. Public Communication

Matt Malone, President of the Forney Downtown Business Association expressed his appreciation to the Forney EDC for their support of Downtown Businesses. He also recommended the destination restaurant realty team at Henry S. Miller.

Mr. Patrick McCrea expressed his thanks for approving the façade grant for Doe Belly's Restaurant.

Mr. Alex Porterier, member of the Young Ambassador's Program asked Mr. McBeth about when a mall would come to Forney. Mr. McBeth stated that due to the current population and other malls in neighboring communities, we will not be getting a mall anytime soon. However, the Gateway retail development and the land next to Kroger Marketplace will be developed sometime in the near future.

8. 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.c., 6.d.)

Mr. Burrus made a motion to go into Executive Session at 7:27 p.m. Mrs. Browning seconded and all other board members 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. Alexander made a motion to return to open session at 8:10 p.m. Mr. Bennett seconded and all other board members voted in favor.

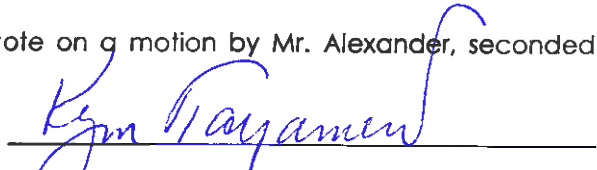
At this time, Mr. McBeth returned to item 6.d.

9. Future Agenda Items

It was noted that marketing plans for 215 Bois D'Arc property including search for a commercial real estate firm and coming up with a list of prospective restaurants would take place between now and the next meeting. Mr. Kettelman also mentioned the International Council of Shopping Centers (ICSC) trade show in Las Vegas would take place in late May and any board members interested in attending should let him know.

- 10. **Adjournment** at 8:13 p.m. by a unanimous "yes" vote on a motion by Mr. Alexander, seconded by Mr. Tayamen.

APPROVED: KYM TAYAMEN, SECRETARY



APPROVED: JOE DAN McBETH, PRESIDENT
DATE: MARCH 10, 2016

