



FORNEY ECONOMIC DEVELOPMENT CORPORATION

MINUTES SPECIAL MEETING 101 EAST MAIN STREET FORNEY, TEXAS 75126 JULY 20, 2017 6:00 P.M.

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on July 20, 2017 at 6:00 p.m. in the Upstairs Conference Room at City Hall. President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen and Directors Fred Alexander, Jessica Browning, DeCarlo Coleman and Amanda Lewis were present. FEDC Director Warren Ketteman, FEDC Coordinator Stewart McGregor and FEDC Summer Intern Elenor Griffith were also present.

1. **Call to Order** at 6:09 p.m.
2. **Invocation** by Mr. McGregor

Prior to beginning the action items, Mr. Ketteman recognized Ms. Elenor Griffith, the FEDC Summer Intern. He announced her last day would be Friday, July 28, 2017 and thanked her for her hard work throughout the summer. Ms. Griffith thanked the Board and FEDC Staff for all of their support.

3. **Discussion/Action Items**

- a. Discussion and possible action concerning an amendment to the façade grant for 204 W. Broad St., Forney, TX 75126

Mr. McBeth recognized Nan Riter to discuss an amendment to her façade grant application. She stated they are planning to remodel her building, Riter-Jones Realty, and the bids came back higher than she anticipated. The amendment reflected in her interior remodel was to increase the number from \$3,000 to \$5,000 (the maximum for 20% coverage of interior costs). The \$10,000 exterior number would remain as reflected in the original façade grant application. Mr. McBeth asked when the renovations would begin. She stated the foundation and roof would be first, then interior improvements.

Mr. Alexander made a motion to amend the façade grant application to be the maximum reimbursement for interior upgrades at \$5,000. Mr. Tayamen seconded and the vote carried unanimously.

- b. Discussion and possible action concerning a redevelopment grant for 203 E. Main St., Forney, TX 75126

Mr. Ketteman explained this item. He said the redevelopment grant program has been very successful, with all four of the redevelopment grants budgeted having been committed for the year. Mr. McGregor echoed, saying that so far, for every \$1 put into this program, there has been a net \$10 return in private investment. Mr. Ketteman said if passed, this redevelopment grant application would need to go to the City Council for approval of \$25,000 coming out of the FEDC Fund Balance.

At this time, Mr. McBeth recognized Mr. Trey Lowery to discuss his redevelopment project. He explained his passion for health and fitness and desire to open a gym, "Inspiring Greatness Fitness" at 203 E. Main St. in order to train his clients and provide a supportive environment for gym members. He plans on training many of his clients who are body builders, as well as local residents of Forney who are interested in living a healthy lifestyle. He also plans to host events and expos, which he recently did at the gym he works out of in Terrell.

Mr. McBeth inquired about the plans for the building. Mr. Lowery responded that most of the funds would go toward a new roof and parking spot upgrades. He also has plans for the building interior, including removing a few walls and having a small health and wellness store inside the facility. Mrs. Lewis asked if he would hire trainers. He responded there would be trainers who work out of the facility that would pay him a usage fee. Mr. Tayamen asked what the cost of membership would be. Mr. Lowery said he plans to charge \$25 a month and will be open from 5:00 a.m. to 10:00 p.m. Mr. McBeth asked about exterior upgrades. Mr. Lowery said there would be a newly striped parking lot and potentially the addition of about 1,200 square feet in the near future to expand the facility. He also said there would

be exterior LED lighting, signage and new paint to freshen up the building. Mr. Tayamen asked when the opening date would be. Mr. Lowery said he could get started renovating the property as early as Monday.

Mrs. Browning made a motion to approve the redevelopment grant application for 203 E. Main St. on the condition it passes the Forney City Council since the money must come from the FEDC Fund Balance. Also, the incentive would be a reimbursement to the property owner upon proof of receipts. Mr. Coleman seconded and the vote carried unanimously.

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

No action was taken on this item.

4. Public Communication

There was no public communication.

5. 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 Section 3.c.) Also Section -§ 551.071, consultation with attorney in regard to the Hotel Occupancy Tax Fund.

Mr. Burrus made a motion to enter into Executive Session and Mr. Alexander seconded. The vote carried unanimously. The time was 6:32 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. Burrus made a motion to enter into Open Session and Mr. Tayamen seconded. The vote carried unanimously. The time was 7:35 p.m.

At this time, Mr. McBeth returned to item 3.c.

6. Future Agenda Items

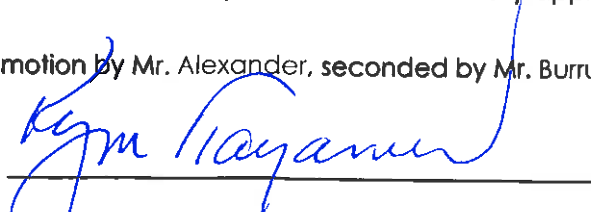
Mr. Ketteman said he would have more information in Executive Session at the August 10, 2017 board meeting regarding the small manufacturer he spoke to the board about in Executive Session.

Mr. McGregor asked the board about the feasibility of an EDC Board Retreat for Saturday, October 7, 2017. The board members were amenable to the date.

Mr. Ketteman mentioned the next meeting would include the consideration of HOT Funds applications. Mr. McBeth said it would be good to invite the City Council, since they will have to eventually approve the funds.

7. **Adjournment** by unanimous consent at 7:38 p.m. on motion by Mr. Alexander, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY



APPROVED: JOE DAN McBETH, PRESIDENT
DATE: AUGUST 10, 2017

