



FORNEY ECONOMIC DEVELOPMENT CORPORATION

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

The Forney Economic Development Corporation (FEDC) of the City of Forney met on August 11, 2016 at 6:30 p.m. in the City Council Chambers. Board President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen, Board Members Fred Alexander, Jessica Browning and Jon Bennett were in attendance. Board Member DeCarlo Coleman was absent. EDC Director Warren Ketteman and EDC Coordinator Stewart McGregor were also present.

1. Swearing In of Reappointed FEDC Board Members

City Secretary Dorothy Brooks swore in reappointed members Joe Dan McBeth and Jessica Browning prior to the Call to Order. DeCarlo Coleman was absent and will be sworn in before the September EDC Board meeting.

2. Call to Order at 6:35 p.m.

3. Invocation by Mr. Burrus.

4. Consent Items

a. Approval of the FEDC Minutes – July 14, 2016 Regular Board Meeting

Mr. Burrus made a motion to approve the July 14, 2016 FEDC Board Meeting minutes. Mr. Tayamen seconded the motion and all other board members present voted in favor except for Mr. Alexander, who abstained due to his absence at last month's meeting.

b. Financial Report

Mr. Burrus gave the financial report. We are at 83.3% of the Fiscal Year with revenues at 88.31% and expenditures at 86.65%. Mr. Burrus said due to some front-loaded expenses incurred by the EDC, we are on track to complete the year within range.

c. Executive Director's Report

Mr. Ketteman gave the Executive Director's report. A complete copy is available in the FEDC office. Mr. Ketteman noted that EDC staff are discussing ways to develop the IH-20 Frontage Road through Talty and had a meeting with the USDA and Town Administrator, James Stroman, of Talty in order to see ways the Frontage area could become another employment center for those living in the Forney area. He also mentioned that he is in talks with a spec building prospect on developing some space for future business prospects in Forney. Mr. Ketteman said he recently met with businesses along the western stretch of Broad Street regarding sewer infrastructure for their businesses.

5. Discussion/Action Items

a. Discussion and possible action concerning listing 0.75 acres of FEDC-land located at the northeast corner of Chestnut and Main Street with a local commercial real estate agent.

Mr. Ketteman explained Mr. McGregor took on this project in soliciting local commercial realtors regarding the FEDC-owned property at Main & Chestnut in order to get it on the MLS system. The board entertained two proposals – one from Gayle Fischer with Coldwell Banker APEX and one from Ryan Kile with Kile Properties. Mr. McGregor said the property is currently valued via the Kaufman CAD at \$98,000. Mr. Ketteman explained as an EDC, it's required to have a private appraisal done before the point of sale on a property, but that the EDC Board can determine the sales price. He also noted the realtor

would represent the front 0.75 acres, not the back 4 acres of property the City owns. The City must sell their piece of property at fair market value.

Mr. Tayamen noted that beyond the 6% commission rate of Gayle Fischer versus the 5% commission rate of Ryan Kile, that there was no \$250 brokerage fee with Ryan Kile, as there was in Gayle Fischer's proposal.

Mrs. Tayamen made a motion to accept Ryan Kile's proposal. Mrs. Browning seconded the motion and all other board members present voted in favor.

- b. Discussion and possible action concerning a contractual agreement for EDC-owned detention pond maintenance.

Mr. Kettelman said this was considered at last month's EDC Board meeting with the Board requesting more information regarding the property. The same three proposals were brought to the board for consideration from Good Earth, Patrick Butler Lawn Service and R&C Hydromulch. All the bids were the same as last month, except for R&C Hydromulch, which reduced its' proposal from \$800 to \$540 per month. R&C Hydromulch changed their proposal due to the fact that they were maintaining two drainage ditches along the side of Walmart, which was not part of the original maintenance development agreement. Mr. Kettelman made mention of the Walmart drainage ditch issue, which he cleared up with the Assistant Manager of Walmart by telling them they would need to maintain that piece of their property since it was not in the development agreement between Walmart and the EDC.

Mr. Kettelman said the proposals were based on once per month mowing and trash pickup. Mr. Bennett said the difference between a local Forney resident performing the work (R&C Hydromulch) and the lowest bid through Good Earth (a company located outside of Forney, yet performing some work in the City) was \$40.00 per month, which equated to a \$480 difference per year.

Mr. Burrus made a motion to accept the proposal from R&C Hydromulch for one year of service beginning in October. Mr. Bennett 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 on this item.

6. Public Communication

There was no public communication.

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, including lease renewal agreement for FEDC-owned property at 212 S. Bois D'Arc St. 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 5.c.)

Mr. Alexander made a motion to convene into executive session at 7:02 p.m. Mr. Tayamen seconded the motion and 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.

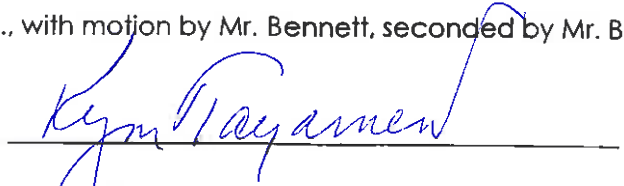
Mr. Burrus made a motion to reconvene into regular session at 8:30 p.m. Mr. Bennett seconded the motion and all other board members present voted in favor. At this time, Mr. McBeth returned to item 5.c.

8. Future Agenda Items

Mr. McGregor noted the Forney City Council budget workshop meeting would take place on Tuesday August 16, 2016. He encouraged the EDC Board to attend and that EDC Staff would post a notice of possible quorum regarding the meeting for the Board members.

9. **Adjournment** by a unanimous "yes" vote at 8:33 p.m., with motion by Mr. Bennett, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY



APPROVED: JOE DAN McBETH, PRESIDENT
DATE: SEPTEMBER 8, 2016

