



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
SEPTEMBER 10, 2015
6:30 P.M.**

The Forney Economic Development Corporation (FEDC) of the City of Forney met at 6:30 p.m. in the Council Chambers of City Hall, Forney, Texas. President Joe Dan McBeth, Treasurer Scott Burrus, Secretary Kristin Clickner, and Members Fred Alexander, Kym Tayamen, and Jessica Browning were in attendance. Executive Director Warren Kettelman and ED Coordinator Kayla Bryson were also present. Vice President Marty Scott was absent.

1. **Call to Order** at 6:32 p.m.

2. **Invocation** – Mr. Burrus gave the invocation.

3. **Presentation**

Tom Stellman of TIP Strategies presented the Implementation Plan for the FEDC Strategic Plan Update. He thoroughly explained each goal and provided strategies for accomplishing those goals.

After Mr. Stellman's presentation, Mr. McBeth skipped to item 5.a. out of consideration of Mr. Stellman's time.

4. **Consent Items**

a. Approval of the FEDC Minutes – August 13, 2015 Regular Meeting

The August 13, 2015 Regular Meeting minutes were presented in the packet. Mr. Burrus made a motion to approve the minutes, and Mr. Alexander seconded the motion. All other board members voted in favor.

b. Financial Report

Mr. Burrus reported the financial status of the Corporation to the board. We are currently at 91.67 percent of the fiscal year, and revenue is at 100.99 percent. Expenditures are at 65.7 percent.

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.

At this time, Mr. McBeth skipped to item 5.b.

5. **Discussion/Action Items**

- a. Discussion and possible action concerning the FEDC Strategic Plan Update presentation by Mr. Stellman.

Mr. Alexander made a motion to approve the Strategic Plan Update as presented. Mrs. Clickner seconded the motion, and all other board members present voted in favor.

At this time, Mr. McBeth skipped to item 5.d. out of consideration of Public Works Director Chris Metz's time.

- b. Discussion and possible action concerning inactive accounts at American National Bank.

Mr. Kettelman provided details of the inactive accounts. The first one is a Certificate of Deposit with a balance of \$6,568.18 paying 0.75% with a maturity date of 2020. The other is a non-interest checking account established in 2010 with a balance of \$16,292.55.

Mr. Tayamen motioned to close the checking account with confirmation from American National Bank that the funds are "non-restricted" and to keep the Certificate of Deposit open. Mrs. Clickner seconded the motion and all other board members voted in favor.

- c. Discussion and possible action concerning the FEDC Fiscal Year 2016 Budget.

Mr. Alexander made a motion to approve the FEDC Fiscal Year 2016 Budget as presented. Mrs. Clickner seconded the motion and all other board members voted in favor.

At this time, Mr. McBeth skipped to item 7.a.

- d. Discussion and possible action concerning Downtown parking and related improvements.

Mr. Kettelman reiterated the priority list of projects discussed at the August FEDC regular meeting. Public Works Director Chris Metz was also present to offer answers to any questions. The board reviewed the parking gains and losses within each proposed project but did not take action on this item until they returned from Executive Session.

At this time, Mr. McBeth returned to Consent Items 4.a., 4.b., and 4.c.

Upon return from Executive Session, Mrs. Clickner made a motion to authorize Executive Director to move forward as discussed in Executive Session. Mr. Tayamen seconded the motion, and all other board members present voted in favor.

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

Mr. Burrus made a motion to authorize Executive Director to continue negotiations with business prospect as directed in Executive Session. Mrs. Brown seconded the motion, and all other board members present voted in favor.

- f. 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 at this meeting.

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 5.d., 5.e., 5.f.)

Mr. Burrus made a motion to enter into Executive Session at 7:50 p.m. Mr. Tayamen seconded the motion, 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. Burrus made a motion to return to open session at 8:37 p.m. Mr. Alexander seconded the motion, and all other board members voted in favor.

At this time, Mr. McBeth returned to Item 5.d.

8. Future Agenda Items

No items were added at this meeting.

- 9. **Adjournment** at 8:41 p.m. by a unanimous "yes" vote on a motion by Mr. Alexander, seconded by Mr. Burrus.

CERTIFICATE

Respectfully submitted for your review and approval this day, October 8, 2015:

Warren Ketteman, Executive Director

APPROVED: KRISTIN CLICKNER, SECRETARY

K. Clickner

APPROVED: JOE DAN McBETH, PRESIDENT

DATE: OCTOBER 8, 2015

Joe Dan McBeth