



## FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
OCTOBER 9, 2014  
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 David Conner, Vice President Joe Dan McBeth, Secretary Marty Scott, and Members Kym Tayamen, Fred Alexander, and Kristin Clickner were in attendance. City Manager Brian Brooks, Assistant City Manager Gina Nash, and ED Coordinator Kayla Bryson were also present. Treasurer Scott Burrus was absent.

**1. Call to Order at 6:30 p.m.**

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

**3. Consent Items**

Approval of the FEDC Minutes – September 11, 2014 Regular Meeting and September 29, 2014 Special Meeting

The September 11, 2014 Regular Meeting and September 29, 2014 Special Meeting minutes were presented in the packet. Mrs. Clickner made a motion to accept the minutes as presented, and Mr. Alexander seconded the motion. All other board members voted in favor except Mr. McBeth, who abstained due to his absence at the September 29, 2014 Special Meeting.

**4. Public Hearing**

**a. Open Public Hearing at 6:34 p.m. on a motion made by Mr. Scott, seconded by Mr. McBeth. All board members present voted in favor.**

**b.** In accordance with Section 505.159 of the Texas Local Government Code a public hearing will be held by the Forney Economic Development Corporation, a Type B corporation, on Thursday, October 9, 2014, at 6:30 p.m., in the Forney EDC offices located at City Hall, 101 E. Main Street, Forney, Texas, to consider and take action upon the following project: providing a total financial incentive not to exceed \$174,000.00 to Groovy's, a retail establishment, to be located at 211 S. Bois D'Arc, Forney, Texas 75126. Said financial assistance is for construction and related costs for an approximately 1,700 square foot retail establishment.



- c. Mr. Conner conducted three separate calls for public comment.
- d. **Close public hearing at 6:37 p.m. on a motion made by Mr. McBeth, seconded by Mr. Tayamen. All board members present voted in favor.**

## 5. Discussion/Action Items

Discuss Downtown Tax Increment Reinvestment Zone (TIRZ) Creation.

Mr. Brooks reminded the board on how a TIRZ works and described the boundaries of the proposed TIRZ. It would cover a wide area generally corresponding to downtown, including the U.S. 80 corridor and ranging from Liberty Hill on the west side of town to F.M. 548 on the east. Mr. Brooks outlined potential risks as well as benefits but cautioned that he doesn't think that the proposed TIRZ has the potential the FEDC board originally saw in it. After outlining alternative sources of funding for projects within the area of the proposed TIRZ, Brooks said the zone is very broad in scope and will be difficult to manage. After some discussion, the board deferred action pending more information on other development funding tools.

## 6. 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: -§ 551.087 Deliberations regarding commercial or financial information that the Forney EDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

Mr. McBeth made a motion to enter into Executive Session at 7:08 p.m. Mr. Scott 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. Alexander made a motion to return to open session at 7:36 p.m. Mr. Tayamen seconded the motion, and all other board members voted in favor.

- c. Take any action relative to Executive Session

No action was taken out of Executive Session.

## 8. Future Agenda Items

Bond and budget updates



**9. Adjournment at 7:37 p.m.** on a motion made by Mr. Alexander. Mr. McBeth seconded the motion, and all board members present voted in favor.

**CERTIFICATE**

Respectfully submitted for your review and approval this day, November 13, 2014:  
Brian Brooks, City Manager

APPROVED: MARTY SCOTT, SECRETARY

\_\_\_\_\_

APPROVED: DAVID CONNER JR., PRESIDENT  
DATE: NOVEMBER 13, 2014

\_\_\_\_\_

