



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
FEBRUARY 12, 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 David Conner, Vice President Joe Dan McBeth, Treasurer Scott Burrus, Secretary Marty Scott, and Members Fred Alexander and Kristin Clickner were in attendance. Executive Director Warren Ketteman, Assistant City Manager Gina Nash, and ED Coordinator Kayla Bryson were also present. Member Kym Tayamen was absent.

1. Call to Order at 6:31 p.m.

2. Invocation – Mr. McBeth gave the invocation. After the invocation, Mr. Conner welcomed the Young Ambassadors from the Sharing the Love program.

3. Consent Items

a. Approval of the FEDC Minutes – January 8, 2015 Regular Meeting

The January 8, 2015 Regular Meeting minutes were presented in the packet. Mr. McBeth made a motion to approve the minutes, and Mr. Alexander seconded the motion. All other board members present voted in favor.

b. Financial Report

c. Executive Director's Report

4. Public Hearing

a. Open Public Hearing at 6:39 p.m. on a motion made by Mr. Burrus, seconded by Mr. Scott. 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, February 12, 2015, at 6:30 p.m., in the Council Chambers located at City Hall, 101 E. Main Street, Forney, Texas, to consider and take action upon the following projects: 1) finish out of property, generally located at 215 S. Bois D'Arc, Forney, Texas, in an amount not to exceed \$235,000.00; and 2) building repair and



renovation, generally located at 106 E. Main St., Forney, Texas, in an amount not to exceed \$50,000.00.

- c. Mr. Conner conducted three separate calls for public comment.
- d. **Close public hearing at 6:40 p.m. on a motion made by Mr. McBeth, seconded by Mrs. Clickner. All board members present voted in favor.**

5. Discussion/Action Items

- a. Discussion and possible action concerning an EDC budget amendment related to building repair and renovation at 106 E. Main Street.

The EDC Budget amendment request is to provide the 106 E. Main St. Project with \$12,583 in order to renovate the current bathroom space on the first floor of the building. Mr. Kettelman explained to the Board the need for an ADA compliant bathroom in order for the building to open up for a retail tenant. Mr. McBeth questioned the amount of \$50,000 in the public notice, and Mr. Kettelman responded that a high number was used because we did not know the exact amount at the time of posting.

After a brief discussion, Mr. Scott made a motion to approve the budget amendment. Mr. McBeth seconded the motion, and all other board members present voted in favor.

- b. Discussion and possible action concerning the approval of construction contract with Craig Randall Custom Remodeling in an amount not to exceed \$12,582.00 for building repair and renovation at 106 E. Main Street.

This agenda item directly relates to Item 5.a. Mr. Scott made a motion to approve construction contract. Mr. Alexander seconded the motion, and all other board members present voted in favor.

At this time, Mr. Conner skipped to Agenda Item 7.a.

- c. Discussion and possible action concerning a potential tenant for EDC owned property at 106 E. Main Street.

This item was discussed in Executive Session due to confidential financial information provided to the Board for review. No action was taken at this time. The Board decided that the property needs to be advertised to the public for lease prior to tenant selection.

- d. Discussion and possible action concerning an EDC budget amendment related to finish out of property at 215 S. Bois D'Arc.

This item was tabled in order for staff to obtain more information.



- e. Discussion and possible action concerning the approval of construction contract with Craig Randall Custom Remodeling in an amount not to exceed \$205,831.00.

This item was tabled in order for staff to obtain more information.

- f. Discussion and possible action concerning the Performance and Lease agreements between Zanata Restaurant and the EDC.

Mr. Scott made a motion to approve the Termination Agreement with Zanata Restaurant. Mr. McBeth seconded the motion, and all other board members present voted in favor.

- g. Discussion and possible action concerning the conveyance of property from the City of Forney to the EDC (2.8 +/- acres of land at the Southeast corner of FM 548 and Highway 80).

This item was tabled in order for staff to obtain more information.

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.c, f, and g.)

Mr. McBeth made a motion to enter into Executive Session at 6:48 p.m. Mr. Burrus 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 7:55 p.m. Mrs. Clickner seconded the motion, and all other board members voted in favor.

At this time, Mr. Conner returned to Agenda Item 5.c.



8. Future Agenda Items

Special Meeting February 26, 2015 for tabled items; Reception to welcome Executive Director, Warren Ketteman prior to March 2015 Meeting

9. Adjournment at 8:00 p.m. on a motion made by Mr. Burrus. Mr. McBeth seconded the motion, and all other board members voted in favor.

CERTIFICATE

Respectfully submitted for your review and approval this day, March 12, 2015:
Warren Ketteman, Executive Director

APPROVED: MARTY SCOTT, SECRETARY

APPROVED: DAVID CONNER JR., PRESIDENT
DATE: MARCH 12, 2015

