



**MINUTES
SPECIAL MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
FEBRUARY 26, 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. Vice President Joe Dan McBeth, Treasurer Scott Burrus, Secretary Marty Scott, and Members Fred Alexander, Kym Tayamen, and Kristin Clickner were in attendance. Executive Director Warren Ketteman and ED Coordinator Kayla Bryson were also present. President David Conner was absent.

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

2. Invocation – Mr. McBeth gave the invocation.

3. Discussion/Action Items

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

Mr. Ketteman explained the need for a budget amendment for the partial finish out of 215 S. Bois D'Arc Street. After brief discussion, Mr. Scott made a motion to approve the amendment. Mr. Burrus 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 \$232,811.00 for partial finish out of 215 S. Bois D'Arc Street.

Mr. Ketteman summarized the scope of work proposed at 215 S. Bois D'Arc for the board. Once complete, the building will be a "white box" and ready for a tenant to finish out to their needs. Mr. Alexander made a motion to approve the construction contract. Mr. Tayamen seconded the motion, and all other board members present voted in favor.

- c.** Discussion and possible action concerning the Lease Agreement with Techmar Group at 212 S. Bois D'Arc Street.

The board deferred this item in order to discuss in Executive Session. Once they returned to open session, Mr. Burrus made a motion to authorize Executive Director to proceed as directed with Mr. Sadler in negotiations to extend his



Lease Agreement for an additional five years. Mr. Scott seconded the motion, and all other board members present voted in favor.

- d. Discussion and possible action concerning additions/corrections to Article V & VIII related to insurance in regard to Construction Contract for 106 East Main Street.

Mr. Kettelman explained the reasons for the changes to the contract for the Board. Unnecessary insurance requirements had been deleted in order to keep costs down. Mrs. Clickner made a motion to approve the revised construction contract. Mr. Alexander seconded the motion, and all other board members present voted in favor.

- e. Discussion and possible action concerning advertising and marketing of FEDC owned buildings in Downtown Forney.

After much discussion, the board reached a consensus for a marketing program for FEDC owned buildings in Downtown. The target tenant for all will be retail use; specifically, 106 E. Main St. shall be a store/shop/boutique, and 215 S. Bois D'Arc shall be a destination restaurant. The Board directed FEDC staff to post photos and an article for the vacant spaces to our website, which will then be spread across the FEDC social media sites. The photos and article will also be shared with local press and Real Estate agents.

4. Public Communication

There was no public communication at this meeting.

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: -§ Sec. 551.072. Deliberation regarding real property; closed meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person (regarding action item 3.c).

Mr. Burrus made a motion to enter into Executive Session at 6:54 p.m. Mrs. Clickner 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. Scott made a motion to return to open session at 7:33 p.m. Mr. Tayamen seconded the motion, and all other board members voted in favor.



At this time, the board took action on Item 3.c: Mr. Burrus made a motion to authorize Executive Director to proceed as directed with Mr. Sadler in negotiations to extend his Lease Agreement for an additional five years. Mr. Scott seconded the motion, and all other board members present voted in favor.

6. Future Agenda Items

Discussions for paperless meetings

7. Adjournment at 7:37 p.m. on a motion made by Mr. Alexander. Mr. Tayamen 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

