



**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
APRIL 9, 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 Kym Tayamen, Fred Alexander, and Kristin Clickner were in attendance. Executive Director Warren Ketteman and ED Coordinator Kayla Bryson were also present.

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

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

**3. Presentation**

Mr. Chris Pruitt of Pattillo, Brown & Hill, L.L.P. Certified Public Accountants presented the Fiscal Year 2013/2014 Audit Financial Report to the board. A copy of the report can be obtained in the FEDC office.

**4. Consent Items**

**a.** Approval of the FEDC Minutes – March 12, 2015 Regular Meeting

The March 12, 2015 Regular Meeting minutes were presented in the packet. Mr. McBeth made a motion to approve the minutes, and Mr. Tayamen seconded the motion. All other board members voted in favor.

**b.** Financial Report

Mr. Burrus briefly presented the Financial Report to the board. He questioned why the lease income was lower than expected to which Mr. Ketteman replied that it was due to the unexpected move out of Accolade in 106 East Main Street (\$1400 a month in rent) and the absence of Zanata, which would have produced \$3500 a month in rent.

**c.** Executive Director's Report

Mr. Ketteman briefly presented the Director's Report to the board. Mr. Alexander made a motion to approve the FEDC Financial Report and Director's report, and Mr. McBeth seconded the motion. All other board members voted in favor.

At this time, Mr. Conner skipped to Item 6.

**5. Discussion/Action Items**

**a.** Discussion and acceptance of Fiscal Year 2013/2014 Audit Financial Report.

Mr. McBeth made a motion to accept the Fiscal Year 2013/2014 Audit Financial Report as presented, and Mr. Burrus seconded the motion. All other board members voted in favor.

- b.** Discussion and possible action concerning updates to Lease Agreement for Downtown properties for future tenants.

Mr. Kettelman explained the proposed additions to the lease agreement template used on currently leased FEDC owned properties. Mr. Conner noted that the FEDC needs to abide to "common practice," and it would be best for staff to conduct due diligence on this topic. Mr. McBeth questioned what other resources can this template be compared to. No action was taken on this item.

- c.** Discussion and possible action concerning a Downtown Renovation Incentive application for 212 S. Bois D'Arc Street.

Mr. Kettelman gave the board a historical summary of this application. Mr. McBeth reminded the board that the façade incentive was created to improve Downtown aesthetics. Mr. Scott motioned to approve the application for a \$5000 grant as originally requested. Mr. Burrus seconded the motion, and all other board members voted in favor.

- d.** Discussion and possible action concerning a Downtown Renovation Incentive application for 201 S. Bois D'Arc Street.

As the past president of the Forney Downtown Business Association, Mr. McBeth explained this application to the board and confirmed that the application is only for the repairs and preparation work for a future mural on the side of the building that faces City Hall. The application requests that fifty percent of the work be funded by the FEDC, and the other fifty percent will be funded by the property owner.

Mr. Burrus made a motion to approve the Downtown Renovation Incentive application for 201 S. Bois D'Arc Street. Mr. Tayamen seconded the motion, and all other board members voted in favor.

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

- e.** Discussion and possible action concerning acquisition of land for required utility easement.

Mr. Alexander made a motion to move forward with the purchase as directed in Executive Session. Mr. McBeth seconded the motion, and all other board members voted in favor except for Mr. Scott who abstained.

- f.** Discussion and possible action concerning approval of contractual agreement with the City of Forney in regard to TxDOT surplus property.

Mr. Kettelman described the property and process: TxDOT offers property to all taxing entities that the property is obligated to. If no entity is interested, TxDOT will offer the property to adjacent property owners. The City of Forney showed interest and wishes to sell the property immediately to the FEDC who will sell it to an end user. A Request for Proposal will be sent out, and if the FEDC receives a desirable proposal, the end user will be required to provide \$500,000 in escrow.

Mr. Scott made a motion to approve a contractual agreement with the City of Forney in regard to TxDOT surplus property. Mr. Tayamen seconded the motion, and all other board members voted in favor.

- g. Discussion and possible action concerning distribution of a Request for Proposal (RFP) in regard to a sealed bid purchase of TxDOT surplus property.
- h. Mr. McBeth made a motion to approve distribution of a Request for Proposal (RFP) in regard to a sealed bid purchase of TxDOT surplus property. Mr. Tayamen seconded the motion, and all other board members voted in favor.
- i. Discussion and possible action concerning a proposed economic development incentive to a business prospect seeking to locate in Forney, Texas.

No action was taken on this item.

## 6. Public Communication

There was no public communication at this meeting. Mr. Conner then returned to Item 5.a.

## 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, and 5.g)

Mr. McBeth made a motion to enter into Executive Session at 7:16 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. Burrus made a motion to return to open session at 8:35 p.m. Mrs. Clickner seconded the motion, and all other board members voted in favor.

At this time, Mr. Conner returned to Item 5.e.

## 8. Future Agenda Items

Special Meeting on April 30, 2015 to discuss responses submitted for the RFP in regard to a sealed bid purchase of TxDOT surplus property

- 9. **Adjournment at 8:44 p.m.** on a motion made by Mr. Alexander. Mr. Burrus seconded the motion, and all other board members present voted in favor.

## CERTIFICATE

Respectfully submitted for your review and approval this day, May 14, 2015:

Warren Ketteman, Executive Director

APPROVED: MARTY SCOTT, SECRETARY

---

APPROVED: JOE DAN McBETH, VICE PRESIDENT

DATE: MAY 14, 2015

---

