



ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
MAY 14, 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 Kym Tayamen and Kristin Clickner were in attendance. Executive Director Warren Kettelman was also present. Member Fred Alexander and ED Coordinator Kayla Bryson were absent.

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

2. Invocation – Mr. Burrus gave the invocation

3. Consent Items

- a.** Approval of the FEDC Minutes – April 9, 2015 Regular Meeting and April 30, 2015 Special Meeting

The April 9, 2015 Regular Meeting and April 30, 2015 Special Meeting minutes were presented in the packet. Mr. Burrus 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 presented the Financial Report to the board. Mr. Tayamen made a motion to approve the FEDC Financial Report, and Mr. Scott seconded the motion. All other board members voted in favor.

- c.** Executive Director's Report

Mr. Kettelman briefly presented the Director's Report to the board.

4. Discussion/Action Items

- a.** Discussion and possible action concerning minor amendments to the Downtown Renovation Incentive.

Mr. Burrus moved to approve the revisions as presented and discussed to the Downtown Renovation Incentive Application and Guidelines. Mrs. Clickner seconded the motion, and all other board members present voted in favor.

- b.** Discussion and possible action concerning FEDC owned land at Main Street and Chestnut Street.

Mrs. Clickner moved to list the EDC-owned property on the northeast corner of Main Street and Chestnut Street for sale with restrictions that construction must commence within two years of closing to avoid a \$10,000 penalty. Said provision is to be a covenant running with the land. Mr. Scott seconded the motion, and all other board members present voted in favor.

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

Mr. Burrus moved to approve the revisions to the EDC's Lease Agreement Template as discussed. Mr. Tayamen seconded the motion, and all other board members present voted in favor.

- d. Discussion and possible action concerning inquiries on 215 S. Bois D'Arc Street and 106 E. Main Street.

No action was taken on this item.

- e. Discussion and possible action concerning selection of a proposal in regard to a purchase of TxDOT Surplus Property.

Mr. Burrus moved to recommend the purchase proposal of QuikTrip for the property at the southeast corner of Highway 80 and FM 548. Mr. Tayamen seconded the motion, and all other board members present voted in favor.

5. Public Communication

There was no public communication at this meeting.

6. 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 Section 4.d. and 4.e.)

Mr. Burrus made a motion to enter into Executive Session at 7:37 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. Scott made a motion to return to open session at 8:55 p.m. Mr. Burrus seconded the motion, and all other board members voted in favor.

At this time, Mr. McBeth returned to Item 4.d.

7. Future Agenda Items

- 1) Potential leases of 106 E. Main Street and 215 S. Bois D'Arc Street
- 2) Possible Special Meeting on May 28, 2015
- 3) Mr. McBeth requested that Director of Public Works, Chris Metz, be placed on a future agenda to discuss downtown parking

8. Adjournment at 9:01 p.m. on a motion made by Mr. Tayamen. Mr. Burrus seconded the motion, and all other board members present voted in favor.

CERTIFICATE

Respectfully submitted for your review and approval this day, June 11, 2015:
Warren Kettelman, Executive Director

APPROVED: MARTY SCOTT, SECRETARY

APPROVED: JOE DAN McBETH, VICE PRESIDENT
DATE: JUNE 11, 2015
