



## FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
JULY 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. Vice President Joe Dan McBeth, Treasurer Scott Burrus, Secretary Marty Scott, and Members Kym Tayamen, Fred Alexander, Kristin Clickner, and newly appointed Jessica Browning were in attendance. Executive Director Warren Ketteman and ED Coordinator Kayla Bryson were also present.

### **1. Swearing in of new and reappointed Board of Directors**

Reappointed Directors: Marty Scott, Scott Burrus, Kym Tayamen, Fred Alexander  
Newly appointed Director: Jessica Browning

### **2. Call to Order at 6:32 p.m.**

### **3. Invocation** – Mr. Alexander gave the invocation

### **4. Nomination and election of Board Officers**

Mr. Ketteman explained the duties of officer before accepting nominations.

Mr. McBeth nominated Mr. Burrus to continue his role as Treasurer. Mr. Burrus was elected by acclamation.

Mr. Scott nominated Mrs. Clickner to be Secretary. Mrs. Clickner was elected by acclamation.

Mr. Burrus nominated Mr. Scott to be Vice President. Mr. Scott was elected by acclamation.

Mr. Scott nominated Mr. McBeth to be President. Mr. McBeth was elected by acclamation.

### **5. Consent Items**

- a.** Approval of the FEDC Minutes – May 14, 2015 Regular Meeting and May 28, 2015 Special Meeting

The May 14, 2015 Regular Meeting minutes, the May 28, 2015 Special Meeting minutes were presented in the packet. Mr. Alexander 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 reported the financial status of the Corporation to the board. We are currently at 75 percent of the fiscal year, and revenue is at 75.26 percent. Expenditures are at 58.61 percent.

**c. Executive Director's Report**

Mr. Kettelman presented the Director's report. Construction on the new restroom at 106 E. Main Street will begin soon, and the TxDOT Surplus Property closed earlier today. A complete copy is filed in the FEDC offices.

**6. Discussion/Action Items**

**a. Discussion and possible action concerning HOT Fund Grant Applications for Fiscal Year 2015-2016.**

The board had a lengthy discussion concerning each applicant's request. After discussion, Mr. Scott made a motion to recommend HOT Funds for City Council review as presented below. Mr. Alexander seconded the motion, and all other board members voted in favor.

**FY 2016 HOT Funds Applications - Overview**

Organization	Event or Project	Requested Amount	EDC Board Recommendation	City Staff Determined Categories
Arts Council	Framing a selection of Coreen Spellman's artwork and display at location(s) chosen by the City of Forney	\$2,500	\$5,000	Historical
Arts Council	Gallery of the Arts rent; 2nd Saturdays; House Concerts; Community Band; Literary Arts	\$16,000	\$12,000	Arts
Downtown Business Association	Food Truck Park & Farmer's Market	\$30,000	\$2,000	Advertising
Downtown Business Association	Downtown Mural Project	\$13,000	\$6,000	Arts
Downtown Business Association	Don't Mess with Forney! (add 10 trash receptacles to DT)	\$4,823	\$0	Undetermined
Historic Preservation League	Advertising for events and Grand Opening	\$5,000	\$5,000	Advertising
Historic Preservation League	Signage on Main St. side of building (current signage faces S. Bois D'Arc St.	\$2,400	\$2,400	Signage
Historic Preservation League	Guest Speakers/demonstrations	\$750	\$750	Historical
Lions Club	Lions Stampede for the Greater Good (planning for half marathon to begin annually September 2017)	\$6,300	\$6,300	Sporting Event
Lions Club	Lions Stampede for the Greater Good - current 5K	\$7,400	\$7,400	Sporting Event
Sharing the Love Foundation	Turkey Trax Auto Show	\$5,708	\$7,000	Advertising
Special Events (City of Forney)	Independence Day Celebration	\$20,000	\$20,000	Advertising
Special Events (City of Forney)	Spellman Amphitheater Concert Series	\$15,000	\$15,000	Advertising
Special Events (City of Forney)	Christmas on Main	\$8,000	\$10,000	Advertising
Special Events (City of Forney)	Spellman Amphitheater Advertisement	\$15,000	\$15,000	Signage; Advertising
<b>TOTAL EDC RECOMMENDATION =</b>			<b>\$113,850</b>	

- b. Discussion and possible action concerning existing Sales Tax Revenue Bond, 2013 – Downtown Redevelopment Projects, including, but not limited to, parking availability.

Mr. Kettelman reminded the board of the 2013 Bond balance, which is approximately \$880,000, and requested for them to ponder on priority projects to discuss at the next Regular Meeting.

The possible purchase of Downtown property related to parking was discussed in Executive Session due to sensitive confidential information. Once the board reconvened into Regular Session, Mr. Alexander made a motion to authorize Director to proceed with negotiations with a purchase of Downtown property. Mr. Alexander seconded the motion, and all other board members voted in favor.

- c. Discussion and possible action concerning a prospective tenant at 106 E. Main Street.

This item was discussed in Executive Session due to sensitive confidential information. Once the board reconvened into Regular Session, Mr. Burrus made a motion to authorize Director to proceed with negotiations on a lease with business prospect. Mr. Alexander seconded the motion, and all other board members voted in favor.

- d. Discussion and possible action concerning purchase of mitigation credits in regard to the Forney Business Park.

Mr. Kettelman summarized the background information for this item. The mitigation never worked properly, and the Corps of Engineers has offered mitigation credits in an amount of \$161,000 to close the streams out. Mr. McBeth asked if the land could be developed without purchasing the credits to which Mr. Kettelman answered, “no.”

Mr. Burrus made a motion to authorize Director to expend the funds to the Corps of Engineers. Mr. Alexander seconded the motion, and all other board members voted in favor.

- e. Presentation and discussion on proposed FEDC budget for Fiscal Year 2015-2016.

The board reviewed the proposed budget presented in the packet. There was no action taken.

- f. Discussion and possible action concerning economic development negotiations with current prospects.

No action was taken on this item.

## **7. Public Communication**

## **8. 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 6.b., 6.c., and 6.f.)

Mr. Alexander made a motion to enter into Executive Session at 8:37 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 9:35 p.m. Mr. Tayamen seconded the motion, and all other board members voted in favor.

**9. Future Agenda Items**

Downtown Business Association HOT Funds request for trashcans; Downtown parking

- 10. Adjournment at 9:38 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, August 13, 2015:  
Warren Ketteman, Executive Director

APPROVED: KRISTIN CLICKNER, SECRETARY

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APPROVED: JOE DAN McBETH, PRESIDENT

DATE: August 13, 2015

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