



## FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
AUGUST 13, 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 Joe Dan McBeth, Vice President Marty Scott, Treasurer Scott Burrus, and Members Fred Alexander and Jessica Browning were in attendance. Executive Director Warren Ketteman was also present. Secretary Kristin Clickner, Member Kym Tayamen, and ED Coordinator Kayla Bryson were absent.

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

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

**3. Presentation**

Mr. Tom Stellman of TIP Strategies presented an updated progress report concerning the FEDC Strategic Plan. His presentation highlighted these components: community profile, target industry recommendation, and an implementation Matrix, which includes goals, strategies, and actions, responsible parties, and timeframes. The plan is being compiled in conjunction with the City of Forney's comprehensive plan updates made by La Terra Studio.

Mr. Stellman gave data concerning Forney's current population and its projected future growth. He said there are a large number of Forney citizens who commute to the Metroplex daily for work.

In closing, Mr. Stellman reviewed the goals of the Strategic Plan Update: business retention and expansion, new business development (sites, marketing, target industries), work force, and quality of place. He hopes to have a rough draft of the update completed within 30 days for the board to review.

**4. Consent Items**

**a.** Approval of the FEDC Minutes – July 9, 2015 Regular Meeting

The July 9, 2015 Regular Meeting minutes were presented in the packet. Mr. Scott made a motion to approve the minutes, and Mr. Alexander 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 83.33 percent of the fiscal year, and revenue is at 90.29 percent. Expenditures are at 62.9 percent.

**c.** Executive Director's Report

Mr. Kettelman presented the Director's Report. He reported on the Job Fair, which took place on July 30<sup>th</sup>, and he informed the board of the meetings with representatives of State Senator Bob Hall and State Representative Stuart Spitzer. Mr. Kettelman also announced that the EDC would host a Real Estate Familiarization Tour in October. A complete copy of the Director's Report is available in the FEDC offices.

## 5. Discussion/Action Items

- a. Discussion and possible action concerning the FEDC Strategic Plan Update presentation by Mr. Stellman.

No action was taken on this item.

- b. Discussion and possible action concerning Façade Grant Applications for 105 E. Main Street.

In April of 2014, the owner of 105 E. Main Street submitted two façade grant applications for the board's consideration: one application for the front of the building, and one for the rear. The owner also submitted an application for the front façade of 117 E. Main Street, which was approved for a \$5000 grant. Due to an oversight, the applications for 105 E. Main Street were never given final approval; however, the owner proceeded with construction under the notion that the applications were approved. All receipts for the improvements made to the façade of 105 E. Main Street facing south were submitted to staff, and the applicant had met all requirements.

Mr. Alexander made a motion to approve the façade grant applications as presented in April of 2014. Mr. Burrus seconded the motion, and all other board members present voted in favor.

At this time, President McBeth skipped to Item 6.

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

Mr. Scott made a motion to authorize the Executive Director to continue negotiations concerning the build-out assistance for the building as requested by the respective tenant. Mr. Alexander seconded the motion, and all other board members present voted in favor.

Mr. Scott made another motion to authorize the Executive Director to approve a realtor's leasing fee not to exceed 3 percent for 106 E. Main Street, based on the total cost of the lease agreement. Mr. Burrus seconded the motion, and all board members present voted in favor.

- d. Discussion and possible action concerning Downtown parking and related improvements, including the possible purchase of property.

The board reviewed and discussed various additional downtown parking possibilities but did not take any action on this item. Mr. Scott offered a priority list for the projects as presented on the Downtown Parking Concept Plan:

- i. 1A (30 space parking lot), contingent on ability to purchase property
- ii. 4 (E. Main Street parking plan with landscaping) in order to beautify the block
- iii. 1 (24 parking spaces on the west and east sides of Elm Street)
- iv. 3A (7 parking spaces along S. Bois D'Arc Street)

- v. 2 (8 parking spaces along the north and south sides of Trinity/Elm Street)
- vi. 5 (98 parking spaces along Front Street) with adjustments for access issues
- vii. 3 (11 parking spaces along S. Bois D'Arc Street)
- viii. 7 (Corner Plaza)
- ix. 6 (Intersection)

The board request staff to obtain cost estimates for parking in front of sub-courthouse and to provide parking gains/losses with regard to each potential project.

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

No action was taken on this item.

## 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, 5.d, 5.e)

Mr. Scott made a motion to enter into Executive Session at 7:15 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. Alexander made a motion to return to open session at 8:06 p.m. Mr. Burrus seconded the motion, and all other board members voted in favor.

At this time, Mr. McBeth returned to Item 5.c.

## 8. Future Agenda Items

Downtown parking schemes, including new garbage receptacles for Downtown, and the strategic plan proposal

- 9. **Adjournment** at 8:28 p.m. by a unanimous "yes" vote on a motion by Mr. Burrus, seconded by Mr. Alexander.

## CERTIFICATE

Respectfully submitted for your review and approval this day, September 10, 2015:

Warren Ketteman, Executive Director

APPROVED: KRISTIN CLICKNER, SECRETARY

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APPROVED: JOE DAN McBETH, PRESIDENT

DATE: SEPTEMBER 10, 2015

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