



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
MARCH 9, 2017
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on March 9, 2017 at 6:30 p.m. in the City Council Chambers. President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen and Directors Jessica Browning, DeCarlo Coleman and Amanda Lewis were in attendance. EDC Director Warren Kettelman and EDC Coordinator Stewart McGregor were also in attendance. Director Fred Alexander was absent.

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

2. **Invocation** by Mr. Burrus.

3. **Consent Items**

a. Approval of the FEDC Minutes – February 9, 2017 Regular Board Meeting

Mr. Tayamen made a motion to approve the February 9, 2017 minutes. Mr. Coleman seconded. The vote carried unanimously.

b. Financial Report

Mr. Burrus gave the financial report. We are at 41.67% of the fiscal year. With revenues at 43.42% and expenditures at 31.71%.

Mr. Burrus asked if this increase in revenues was a seasonal change or trend. Mr. Kettelman responded this is a trend due to Forney's continued population growth.

c. Executive Director's Report

Mr. Kettelman gave the Executive Director's report. A few noteworthy items he mentioned, include:

-Downtown Parking Project – Awaiting utility clearance from Atmos Energy due to a natural gas main partially extending to Main & Elm St. He said Atmos can trim this line to comply with the engineering plans for construction.

-US 80 Road Work – Mr. McGregor penned a letter, signed by Mayor Wilson requesting TXDOT to revisit their closure plans for the Pinson Road exit, as it is negatively affecting quite a few businesses in that intersection.

-Prospects – Project Robin Hood had a good visit to Forney; EDC Staff also had a visit from Project Rocky Mountain on Tuesday, which seemed to go well.

4. **Discussion/Action Items**

a. (Amended) Discussion and possible action concerning a façade grant incentive application for Wood's Transmission (209 E. Main St., Forney, TX 75126)

At this time, Mr. McBeth recognized Craig Woods, owner of Wood's Transmission. Mr. Woods presented his plans to the board, including a 6 foot high brick screen wall with gate for recyclables/trailers. Mr. Kettelman said he had applied for commercial permits with the Community Development office and must comply with all codes in their office. He also said the purpose of this grant is to help improve the highly visible areas within downtown, which matches with Mr. Woods intent. Mr. McGregor also mentioned this would be treated as a reimbursement, like all other façade grants.

Mr. Burrus made a motion to approve Mr. Woods' façade grant application For \$10,000 or 50% of total project cost, whichever is lower, contingent upon complying with all appropriate permits and the planning/zoning process. Mr. Coleman seconded and the vote carried unanimously.

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

After coming out of Executive Session, Mr. McBeth recused himself and exited Council Chambers. At this time, Mr. Burrus assumed the Chair. Mr. Ketteleman stated Mr. McBeth also recused himself during a portion of Executive Session when the Board discussed the sale of EDC-owned Downtown property at 212 S. Bois D'Arc St. Mr. Ketteleman said Mr. McBeth has expressed interest in purchasing the property at 212 S. Bois D'Arc St. Further, Mr. Ketteleman said he first approached the current tenant to see if he was interested in purchasing the property, to which he declined. He also stated there is a current appraisal on the property, which was executed in December and appraised at \$235,000. Mr. Ketteleman said Mr. McBeth would purchase the property for the appraised value and further explained that EDC Staff would appoint a commercial realtor to list the property online for one month to see if there were any other potential buyers interested in the property. He also specified that any purchase of the building would have to honor the remaining terms of the lease for the current tenant, Crumbzz. At next month's regular board meeting, Mr. Ketteleman said the EDC Board would then take action on the sale of the building.

Mr. Tayamen made a motion to authorize EDC Staff to appoint a commercial realtor to list the property at 212 S. Bois D'Arc online for sale for one month, contingent upon the buyer honoring the remaining terms of the lease for the current tenant, Crumbzz. Mrs. Browning seconded and the vote carried unanimously.

At this time, Mr. McBeth returned to the Chamber and reassumed the Chair. Mr. Ketteleman explained the next action would be to authorize EDC Staff to internally shift funds within their budget for the hiring of a summer intern to assist EDC Staff with identifying Downtown and US Highway 80 corridor redevelopment opportunities.

Mr. Burrus made the motion to authorize EDC Staff to hire a summer intern and make an internal budget shift to hire the intern for contract labor. Mr. Coleman seconded and the vote carried unanimously.

5. Public Communication

There was no public communication.

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, -§ 551.074 deliberations related to the employment of a public employee, 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.b.)

- Possible sale of EDC-owned downtown property
- Possible employment of a summer college intern
- Economic development negotiations with current prospects

Mrs. Browning made a motion to enter into Executive Session and Mr. Tayamen seconded. The vote carried unanimously. The time was 6:47 p.m.

- 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.

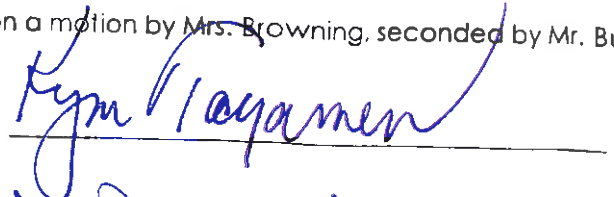
Mr. Burrus made a motion to reenter into open session and Mrs. Browning seconded. The vote carried unanimously. The time was 8:20 p.m. At this time, Mr. McBeth returned to item 4.b.

7. Future Agenda Items

None noted.

8. Adjournment by unanimous approval at 8:25 p.m., on a motion by Mrs. Browning, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY



A handwritten signature in blue ink, reading "Kym Tayamen", written over a horizontal line.

APPROVED: JOE DAN McBETH, PRESIDENT
DATE: APRIL 12, 2017



A handwritten signature in blue ink, reading "Joe Dan McBeth", written over a horizontal line.