



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
MAY 11, 2017
6:30 P.M.**

The Forney Economic Development Corporation (FEDC) of the City of Forney met on May 11, 2017 at 6:30 p.m. in the City Council Chambers. President Joe Dan McBeth, Vice President & Treasurer Scott Burrus and Directors Jessica Browning, DeCarlo Coleman and Amanda Lewis were present. FEDC Director Warren Ketteman and FEDC Coordinator were also present. Secretary Kym Tayamen and Director Fred Alexander were absent.

1. **Call to Order** at 6:32 p.m.
2. **Invocation** by Mr. McBeth
3. **Consent Items**
 - a. Approval of the FEDC Minutes – April 12, 2017 Regular Meeting

Mrs. Lewis made a motion to approve the minutes. Mrs. Browning seconded and the vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are currently at 58.33% of the fiscal year, with revenues at 57.7% and expenditures at 40.28%.

- c. Executive Director's Report

Mr. Ketteman gave the Director's Report. A copy of this is available in the EDC Office. He noted the weekly donut summit meetings continue each Friday at the donut shop across from City Hall. EDC Staff have also received schematics of what the streets will look like upon completion. Copies have been distributed to several downtown businesses.

4. **Hotel Occupancy Tax (HOT) Funds Workshop**
 - a. Presentation of the annual HOT Funds workshop, which is required training for all community organizations interested in receiving HOT Funds to further Forney tourism

Mr. McGregor gave the presentation, for more information, contact the EDC Office.

5. **Presentation by Forney City Manager**
 - a. City of Forney Mission, Vision & Values
 - b. FM 548/Highway 80 Corridor Traffic Study

Mr. Fisher presented these two items. Complete copies of these presentations are available in the EDC Office.

6. **Discussion/Action Items**
 - a. Discussion and possible action concerning a redevelopment grant for 114 Pacific St., Forney, TX

Mr. Josh Hough with Exalt Realty presented his application for a redevelopment grant to the board. His plans call for a complete interior remodel of the property, while keeping its' original integrity. Mr. McBeth inquired as to construction time. Mr. Hough explained it would take approximately 3-4 months and they already have bids in. They hope to begin construction on June 1. Mr. McBeth also asked about parking. Mr. Hough said he bought the insurance building behind the property, which faces Broad Street. There is a lot next to it they will use with seven spots with entry from McGraw Street. There are already three parking spots with the insurance building and two spots that will be added to the side of the home at 114 Pacific St. He said he plans to spend about \$95,000 on the renovation.

Mr. Coleman made a motion to approve a redevelopment grant, reimbursable upon proof of receipts. Mr. Burrus seconded and the vote carried unanimously.

- b. Discussion and possible action concerning the expiration of a realty listing for EDC-owned property at Chestnut and Main St.

Mr. Kettelman said this item would be discussed in executive session.

Following executive session, Mr. Kettelman stated this item dealt with an already expired listing on EDC-owned property. Mr. Burrus made a motion to not renew the listing contract and recognize its' expiration. Mr. Coleman seconded and the vote carried unanimously.

- c. Discussion and possible action concerning the lease agreement between the Forney EDC and Eno's Pizza Tavern (215 S. Bois D'Arc St., Forney, TX)

Mr. Kettelman said this item would be discussed in executive session.

Following executive session, Mr. Burrus made a motion to approve the lease agreement and related documents for Eno's Pizza Tavern for to occupy the EDC-owned property at 215 S. Bois D'Arc St. Mr. Coleman seconded and the vote carried unanimously.

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

Mr. Kettelman said this item would be discussed in executive session.

Mrs. Browning made a motion the board approve a settlement agreement with HP Forney 548 Partners and to instruct the City Attorney to draft an agreement. Mr. Coleman seconded and the vote carried unanimously.

7. Public Communication

There was no 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. Also Section -§ 551.071, consultation with attorney in regard to HP Forney 548 Partners. (Related to Sections 6.b., 6.c. and 6.d.)

Mr. Coleman made a motion to adjourn into executive session. Mrs. Browning seconded and the vote carried unanimously. The time was 7:33 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 return to open session. Mr. Coleman seconded and the vote carried unanimously. The time was 9:03 p.m.

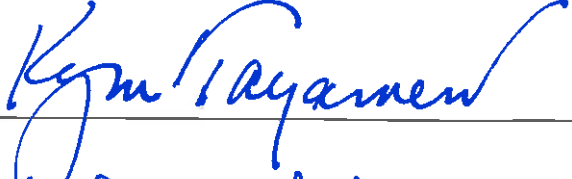
At this time, Mr. McBeth returned to item 6.b.

9. Future Agenda Items

Mr. Kettelman said the Assistant City Manager requested we have another joint meeting with the Council in the very near future.

10. Adjournment by unanimous consent at 9:06 p.m., on motion by Mr. Coleman, seconded by Mr. Burrus.

APPROVED: KYM TAYAMEN, SECRETARY



APPROVED: JOE DAN McBETH, PRESIDENT
DATE: JUNE 8, 2017