



## FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES  
REGULAR MEETING  
101 EAST MAIN STREET  
FORNEY, TEXAS 75126  
SEPTEMBER 8, 2016  
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on September 8, 2016 at 6:30 p.m. in the City Council Chambers. President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen and Directors Fred Alexander, Jessica Browning and DeCarlo Coleman were all in attendance. Director Jon Bennett was absent. FEDC Executive Director Warren Ketteman and FEDC Coordinator Stewart McGregor were also present.

1. **Call to Order** at 6:31 p.m.
2. **Invocation** by Mr. McBeth.
3. **Consent Items**
  - a. Approval of the FEDC Minutes – August 11, 2016 Regular Board Meeting

Mr. Burrus made a motion to approve the August 11, 2016 Regular Meeting FEDC Minutes. Mr. Tayamen seconded and all other board members present voted in favor.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 91.67% of the fiscal year, with revenues at 90.3% and expenditures at 89.2%.

- c. Executive Director's Report

Mr. Ketteman gave the Executive Director's Report. A complete copy is available in the FEDC Office. A few noteworthy items Mr. Ketteman shared included the ongoing discussion with businesses regarding West Broad Street sewer development, Mr. Ketteman's attendance at the State Highway 34 ribbon cutting in Kaufman, a goodbye lunch for Interim City Manager Charles Daniels and ABOX Corporation's relocation from Kaufman to the former Forney Sports Center complex bringing approximately 130 new jobs to Forney. Mr. Ketteman noted that he did not prospect ABOX's relocation from Kaufman, they simply moved due to the opportunity for a larger building where they could consolidate their operations.

#### 4. Discussion/Action Items

- a. Discussion and possible action concerning an infrastructure incentive agreement between the Forney EDC and Forney RMKP, LLC, located at 150 Regal Dr., Forney, TX 75126.

Mr. Ketteman mentioned this item came from discussions the last several months during FEDC executive sessions. He stated a draft contract was written by Forney City Attorney Jon Thatcher. The contract specifies an incentive for infrastructure development of a Hampton Inn with a \$100,000 reimbursement incentive. Mr. Ketteman also said the hotel developer owns the franchise rights in Forney to a fast food chain. Part of the incentive agreement includes a potential addition of \$25,000 for the development of the fast food restaurant as long as the developer begins obtains a building permit for the fast food restaurant within six months of receiving the Certificate of Occupancy for the Hampton Inn. He stated the developer is amenable to the incentive agreement. Mr. Ketteman also said the process moving forward on this agreement is for the board to take action, a contract to be signed, a public notice in the Forney Messenger giving 60 day notice prior to availability of incentive funds and Forney City Council approval of the relinquishment of funds from the FEDC reserve fund into the FEDC general operating funds.

Mrs. Browning made a motion to approve the incentive agreement, Mr. Coleman seconded and all other board members present voted in favor.

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

No action was taken on this item.

#### 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 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.) Also Section -§ 551.071, consultation with attorney to discuss settlement offer from HP Forney 548 Partners.

Mr. Burrus made a motion to enter into Executive Session at 6:42 p.m. Mr. Tayamen seconded and all other board members present 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 reconvene into Regular Session at 7:29 p.m. Mr. Tayamen seconded and all other board members present voted in favor.

At this time, Mr. McBeth returned to item 4.b.

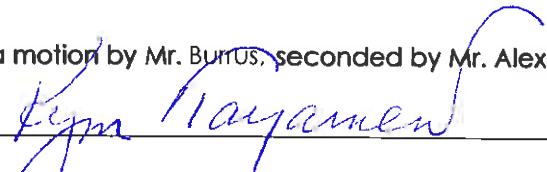
#### 7. Future Agenda Items

Mr. Kettelman mentioned a possible upcoming joint Executive Session meeting with the Forney City Council.

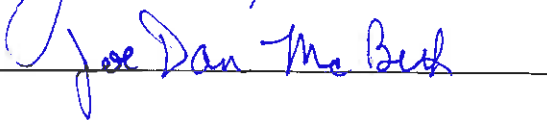
Mr. McGregor mentioned the FranNet franchising seminar would be held on Tuesday night from 6:00-8:00 p.m. in Council Chambers. He said the Small Business Development Center and FEDC would host a Bryant Colley who represents over 100 franchise brands and connects local entrepreneurs with franchising opportunities.

- 8. **Adjournment** by a unanimous vote at 7:31 p.m., with a motion by Mr. Burrus, seconded by Mr. Alexander.

APPROVED: KYM TAYAMEN, SECRETARY



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APPROVED: JOE DAN McBETH, PRESIDENT  
DATE: OCTOBER 13, 2016