



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
JULY 11, 2019
7:00 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on July 11, 2019 at 7:00 p.m. in the City Council Chambers. Board President McBeth, Vice President & Treasurer Burrus, Secretary Lewis and Directors Browning and Coleman were present. EDC Director Ketteman, EDC Specialist McGregor and City Engineer Zook were present. Director Alexander and EDC Administrative Assistant Wilson were absent.

1. **Call to Order** at 7:01 p.m.
2. **Invocation** by Mr. McBeth
3. **Public Communication**

There was no public communication.

4. **Minutes & Reports**

- a. Approval of the FEDC Minutes – June 13, 2019 Regular Meeting

Mrs. Browning made a motion to approve the minutes as presented and Mr. Coleman seconded. The vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 75% of the Fiscal Year with expenditures at 35.65% and revenues at 81.49%.

- c. Executive Director's Report

Mr. Ketteman gave the Executive Director's Report. A complete copy of this report is available in the FEDC office. A few noteworthy items he mentioned:

- EDC Staff made a presentation to the Keller Williams Hampton International Realty Group in Allen
- The EDC received a site visit from a state prospect lead, "Project Calcite"
- The EDC and City hosted a groundbreaking for Trailhouse Road
- Director Ketteman attended with City Engineer Zook the TXDOT FM 1641 expansion public hearing
- Director Ketteman provided a legislative update regarding HB 2439 and the new law surrounding building material regulation by political subdivisions

5. **Discussion/Action Items**

- a. Presentation of East Main Visioning

Mr. McGregor presented this item along with a video of the vision, which the board approved funding for several months ago.

- b. Discussion and possible action regarding annual appropriations of HOT Funds

Mr. McGregor presented this item. He stated the total amount of funds applied for (\$53,500) was less than that appropriated by the City of Forney (\$60,000). He mentioned the Forney Lion's Club had a few delays in providing backup documentation despite turning in their application on June 15. Therefore, he

recommended approval with a caveat on the Lion's Club application that they turn in remaining required documentation by the end of the month.

Mrs. Browning made a motion to approve as presented with the caveat for the Forney Lion's Club application. Mr. Burrus seconded and the vote carried unanimously.

c. Discussion and possible action regarding the Sub-courthouse Parking Lot

Mr. Kettelman presented this item stating that following last month's approval of funds for the downtown parking lot, the City Engineer realized there were a couple additional items that should be included as part of this project. The two updates were 1.) extend sidewalks from the subcourthouse to the parking lot and 2.) provide concrete flumes to better control the flow of drainage. Mr. Zook, City Engineer, explained the additions in the costs. He said his estimate is now approximately \$132,000, versus the original cost of \$90,000. He said council would take action on their portion of funding at their meeting on July 16. The county is also providing additional drainage work with a new culvert and drainage channels. Mr. Zook explained the increase from the EDC's funding approval last month at \$45,000 would be a net increase of \$17,000. Mr. Kettelman recommended this additional \$17,000 be internally moved from the "EDC Project Expense" line item, as there's enough funds available within this line item to move. Mrs. Browning asked how the \$62,000 is 50% if the total cost of the project is \$132,000. Mr. Zook explained the remainder is contingency funds which is covered by the city. Mrs. Lewis inquired as to when the lot would be completed. Mr. Zook stated his estimate is approximately 60 days.

Mr. Burrus made a motion to move \$17,000 internally from the EDC Project Expense line item for the purpose of pairing it with the \$45,000 approved at last month's meeting for the subcourthouse parking lot. Mrs. Lewis seconded and the vote carried unanimously.

d. Discussion and possible action regarding a proposed incentive for OST Sports Performance and Fitness

Mr. Kettelman explained that Mr. Kris Briggs, owner of OST Sports Performance and Fitness, attended the EDC Board meeting last month and was offered an incentive to assist with his business. The following day, Mr. Briggs contacted Mr. Kettelman requesting to speak before the board at this month's meeting to clear any confusion regarding his business plan and incentive offer.

Mr. Briggs mentioned the employment-based incentive the board extended would be difficult to fulfill due to his employees being independent contractors. He mentioned the current state of his facility is in need of repairs, including the installation of his air conditioning, walls with a few cracks and need of new flooring and turf. He said he didn't feel comfortable achieving the job creation numbers in his original incentive offered last month. Therefore, he requested a new package tied to building improvements. Mrs. Browning asked him if he might be interested in a reimbursement-based incentive. Mr. Briggs said he has no funds currently and would be unable to front funds to upgrade the facility.

Mr. McGregor mentioned to the board that this was an allowable item to discuss in Executive Session. Mrs. Lewis said she felt comfortable discussing the item in Executive Session. Mr. McBeth then moved to Item 5.e.

Following Executive Session, Mrs. Browning made a motion to approve a \$6,000 grant to install HVAC units for OST Sports Performance and Fitness, payable upon invoice or contract upon installation. Also, her motion included the declaration of a project at 11874 S. Profit Row for a 0% interest loan in the amount of \$14,000, made payable in equal installments of \$500 per month for 28 months, with the addition of furnishing a profit and loss statement. Mrs. Lewis seconded and the vote carried unanimously.

At this time, Mr. McBeth turned again to Item 6.a.

e. Discussion and possible action regarding a redevelopment grant transfer

Mr. Ketteman explained this item had to do with Mr. Chris Bridges and his prospective restaurant. He mentioned that Mr. Bridges is now looking at opening in a different location at 117 E. Main Street. He received a redevelopment grant several months ago for 105 E. Main Street and this item would be a simple transfer from that property to 117 E. Main Street.

Mr. Burrus made a motion to approve the transfer of the redevelopment grant from 105 E. Main Street to 117 E. Main Street for Mr. Chris Bridges. Mrs. Browning seconded and the vote carried unanimously.

At this time, Mr. McBeth turned to Item 6.a.

- f. Discussion and possible action regarding economic development negotiations with current prospects
No action was taken on this item.

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 deliberation regarding the offer of a financial or other incentive to a business prospect. (Related to Sections 5.d., 5.e., and 5.f.) Also Section -§ 551.071, consultation with attorney.
- 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.

For Item 5.d., Mr. Coleman made a motion to enter into Executive Session and Mrs. Lewis seconded. The vote carried unanimously and time was 7:56 p.m.

Mr. Coleman made a motion to reenter into Open Session and Mrs. Browning seconded. The vote carried unanimously and time was 8:35 p.m. At this time, Mr. McBeth turned back to Item 5.d.

Following action on Item 5.d., Mr. Coleman made a motion to enter into Executive Session and Mrs. Browning seconded. The vote carried unanimously and time was 8:37 p.m.

Mr. Burrus made a motion to reenter into Open Session and Mrs. Browning seconded. The vote carried unanimously and time was 9:15 p.m. At this time, Mr. McBeth turned to Item 5.f.

7. Future Agenda Items

Mr. McGregor mentioned upcoming events, including the annual EDC Board Retreat in the fall and TEDC Sales Tax training on November 22.

- 8. Adjournment** by unanimous consent at 9:17 p.m., on motion my Mr. Burrus, seconded by Mr. Coleman.

APPROVED: JOE DAN MCBETH, PRESIDENT



APPROVED: AMANDA LEWIS, SECRETARY
DATE: AUGUST 8, 2019



