



FORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
MARCH 14, 2019
6:30 P.M.**

Notice is hereby given that the Forney Economic Development Corporation (FEDC) of the City of Forney met on March 14, 2019 at 6:30 p.m. in the City Council Chambers. Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen and Directors Fred Alexander, DeCarlo Coleman, Amanda Lewis and Jessica Browning were present. Executive Director Warren Ketteman, Specialist Stewart McGregor and City Attorney Jon Thatcher were also present. Board President Joe Dan McBeth and Administrative Assistant Mary Wilson were absent.

1. **Call to Order** at 6:30 p.m.
2. **Invocation** by Mr. Alexander.
3. **Public Communication**

There was no public communication.

4. Minutes & Reports

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

Mr. Alexander made a motion to approve the February 13, 2019 minutes. Mr. Tayamen seconded and Mr. Burrus, Mr. Coleman and Mrs. Lewis joined in favor. Mrs. Browning abstained.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 41.67% of the fiscal year with revenues at 46.05% and expenditures at 18.89%.

- c. Executive Director's Report

Mr. Ketteman gave the Executive Director's Report. A complete copy is available from the Forney EDC Office. A few noteworthy items include:

- EDC Staff have experienced an uptick in "lunch and flyby tours" with commercial real estate professionals from the North Texas area interested in Forney's development opportunities
- Detention pond work is continuing despite rain and construction should wrap up in the next few weeks
- Upcoming business events: Goodyear Distribution Center groundbreaking on March 22 at 9:00 a.m. and the Raising Cane's ribbon cutting on March 26 at 9:00 a.m.

5. Discussion/Action Items

- a. Discussion and possible action regarding a redevelopment grant extension for 208 and 210 S. Bois D'Arc Street

Mr. McGregor introduced Cheryl Ballard, owner of the buildings at 208 and 210 S. Bois D'Arc St. He recommended staff extend her grants by 3 months. Mrs. Ballard explained to the board she received a redevelopment grant for the 208 building and a façade grant for the 210 building. Due to weather delays and the requirement to obtain an asbestos survey, she requested an extension on her grants. She plans on opening the 210 side on April 4, while the 208 side will follow a few weeks after the 210 side.

Mr. Burrus inquired if 3 months was a long enough extension. Mrs. Ballard said it was for the 210 building, but depending on plumbing issues on 208, she might need longer time for that building. Mr. Tayamen made a motion to extend the façade and redevelopment grants for 208 and 210 S. Bois D'Arc Street by 6 months each. Mr. Alexander seconded and the vote carried unanimously.

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

Following Executive Session, Mr. Burrus gave direction to the City Attorney and Executive Director to carry out Board direction from Executive Session.

Mrs. Browning made a motion to approve a \$25,000 downtown redevelopment grant application for Christopher Bridges with the possibility for a negotiated loan agreement from the EDC upon receipt of further information. Mr. Coleman seconded and the vote carried unanimously.

At this time, Mr. Burrus recognized Mr. Tyson Banks. Mr. Banks addressed the board citing his interest in leasing and opening up a daycare facility at 700 W. Broad Street with his wife. Due to the facility being vacant for 6 months, the gravel parking lot was deemed by the City as out of compliance with existing codes, requiring the property owner to install a concrete parking lot. Mr. Banks explained he would prefer to pour asphalt for the parking lot, however, staff informed him per City ordinance that he would be required to pour concrete.

Mr. Kettelman spoke to the property owner via phone who shared her concern with the cost of concrete and the need to bring it into compliance after it had existed as a business for several years. The property owner has requested her attorney speak to Peter Morgan in the City's Community Development office. Mrs. Browning asked Mr. Banks if he had an estimate for concrete. Mr. Banks said he did not have a quote, only for asphalt. Mr. Kettelman stated further that the property owner is concerned by pouring concrete what the future will hold for the area around her building in regard to roads and other infrastructure projects that would cut into her parking lot.

Mr. Alexander inquired if asphalt could be used as part of a Conditional Use Permit. Mr. Kettelman said it could not due to concrete being an ordinance requirement. Mrs. Browning informed Mr. Banks that the EDC is willing to assist, however, they will need estimates for a concrete lot. Also, Mrs. Lewis recommended the issue between the property owner and City be resolved first prior to the EDC assisting on the project. Echoing, Mr. Kettelman said the property owner needs to have a stake in the parking lot with owner investment before the EDC is able to assist.

Mr. Banks asked what the next steps would be moving forward. Mr. Kettelman responded saying the owner will need to be in contact with the City Community Development Office and come into compliance. Hopefully the property owner will be able to financially contribute to a portion of the parking lot. Next month, Mr. Banks is welcome to bring quotes for concrete for board consideration. No action was taken on Mr. Banks' 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.e. and 5.f.) Also Section -§ 551.071, consultation with attorney.

Mrs. Browning made a motion to enter into Executive Session and Mr. Coleman seconded. The vote carried unanimously. The time was 6:46 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. Tayamen made a motion to come out of Executive Session and back into Open Session and Mr. Alexander seconded. The vote carried unanimously. The time was 8:48 p.m.

At this time, Mr. Burrus turned to item 5.b.

7. Future Agenda Items

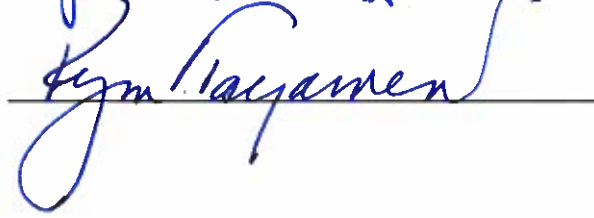
Mr. McGregor informed the board that at next month's meeting the board would consider the 2020 EDC Fiscal Year budget.

8. **Adjournment** by unanimous consent at 9:13 p.m., on motion by Mr. Alexander, seconded by Mr. Tayamen.

APPROVED: JOE DAN MCBETH, PRESIDENT

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

APPROVED: KYM TAYAMEN, SECRETARY
DATE: APRIL 11, 2019

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

