



ORNEY ECONOMIC DEVELOPMENT CORPORATION

**MINUTES
REGULAR MEETING
101 EAST MAIN STREET
FORNEY, TEXAS 75126
JANUARY 17, 2019
6:30 P.M.**

The Forney Economic Development Corporation (FEDC) of the City of Forney met on January 17, 2019 in Council Chambers. President Joe Dan McBeth, Vice President & Treasurer Scott Burrus, Secretary Kym Tayamen, and Directors Jessica Browning, Fred Alexander, and Amanda Lewis were present. Executive Director Warren Ketteman, Specialist Stewart McGregor, and Administrative Assistant Mary Wilson were also present. Director DeCarlo Coleman was absent.

1. **Call to Order** at 6:30 p.m. by President McBeth.
2. **Invocation** By Mr. Burrus.
3. **Public Communication**

There was no public communication.

4. **Minutes & Reports**

- a. Approval of the FEDC Minutes – December 12, 2018 Regular Meeting

Mr. Burrus made a motion to approve the December 12, 2018 minutes. Ms. Lewis seconded, and the vote carried unanimously.

- b. Financial Report

Mr. Burrus gave the financial report. We are at 25% of the fiscal year, with revenues at 27.26%, and expenditures at 7.11%.

- c. Executive Director's Report

Director Ketteman gave the Executive Director's Report. A few noteworthy items:

- The February 14, 2019 Board meeting will be moved February 13, 2019 due to Valentine's Day celebrations.
- The Victorian Village groundbreaking and the Red River ICSC event were both successful.
- The West Broad Street sewer project is moving forward.
- Downtown vision for East Main Street – there is a gap between Victorian Village and downtown. A schematic will be requested.
- The detention pond is on the Council Agenda for bids.
- A reminder to the Board Members if they are planning to attend Kaufman County Day in March and/or ICSC Recon in May.

5. **Discussion/Action Items**

- a. Discussion and possible action regarding an Incentive Application from Emergicon

On June 20, 2016, Emergicon executed an Incentive Agreement with Forney EDC in the amount of \$15,000. This incentive was offered and agreed to by Emergicon in support of the relocation of their operations from Gun Barrel City, Texas to Forney. Emergicon leased space at the Sage Park Plaza office area on West Broad Street and continues operations there today. Their business continues to grow, and they are in need of additional space. Forney is very limited on available "Class A" office space at this time. There is another office building on the premises at Sage Park Plaza which is available for lease to accommodate Emergicon, but the space will need some remodeling. Emergicon has requested assistance in the amount of \$100,000 to help offset a portion of the costs associated with remodeling the building for their use.

Following executive session, Mr. Burrus made a motion to approve a \$70,000 economic incentive to Emergicon in the form of a forgivable loan for the purpose of select tenant improvements forgivable by demonstrated employment increase at current location as evidenced by signed lease agreement, to declare it as a project, and to authorize moving the funds from the fund balance to EDC project expense.

b. Discussion and possible action regarding detention pond maintenance

This project consists of the construction of a concrete spillway and repair of the drainage channel to an existing detention pond.

Director Ketteman told the Board that the FEDC budgeted \$82,050 for the construction and repair. The low bid received was \$73,000. The low bidder was Iron T Construction of Bryant, Arkansas. Iron T Construction was vetted by our City Engineers who received eight glowing recommendations and one negative due to a billing issue. Our City Engineers recommended award of this project to Iron T Construction.

President McBeth inquired about ongoing maintenance after the repairs are made and Director Ketteman explained that there would be but that we don't know the financial requirements. He said that we will work with our new City Engineer to determine those requirements. There was a discussion regarding turning the maintenance over to the City, but that the City is not willing to take the responsibility for the maintenance at this time.

Mr. Tayamen made a motion to approve Iron T. Mr. Burrus seconded, and the vote carried unanimously.

c. Discussion and possible action regarding an economic development trade area analysis

EDC staff attended the Red River ICSC show in Ft. Worth on May 10 and 11th (formerly the Texas ICSC show). Board Members Alexander and Lewis also attended. During the show staff visited with a major retailer, which staff has visited with several times over the past two - three years. This retailer is now genuinely focused on Forney, along with members of their commercial real estate team. They inquired of staff in regard to a very specific market data report. Staff does not have that at our disposal. Staff would recommend board approval to allocate funds to pay for this new detailed study.

EDC reached out to companies and received examples of analyses, but they were not what the retailer is looking for. EDC pulled this item and will bring it back before the Board next month.

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

No action was taken on this item.

6. Discussion/Action Items

- 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 6.a.) Also Section -§ 551.071, consultation with attorney.

Mr. Alexander made a motion to enter into Executive Session. Ms. Lewis seconded, and the vote carried unanimously. The time was 6:54 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. Alexander made a motion to enter back into Regular Session. Ms. Browning seconded, and the vote carried unanimously. The time was 8:25 p.m.

At this time, President McBeth turned to item 5.a.

Mr. Burrus made a motion to approve a \$70,000 economic incentive to Emergicon in the form of a forgivable loan for the purpose of select tenant improvements forgivable by demonstrated employment increase at current location as evidenced by signed lease agreement, to declare it as a project, and to authorize moving the funds from the fund balance to EDC project expense. Mr. Alexander seconded, and the vote carried unanimously.

7. Future Agenda Items

Retail trade area study for ICSC retailer prospect

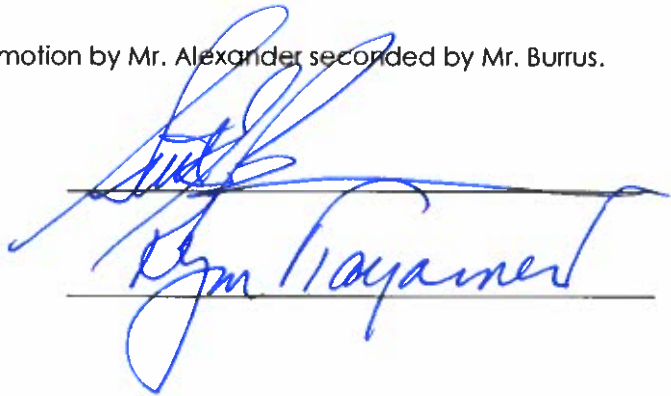
Downtown visioning for East Main Street

8. Adjournment

Adjournment by unanimous consent at 8:29 p.m. on motion by Mr. Alexander seconded by Mr. Burrus.

APPROVED: ^{Scott Burrus Vice} JOE DAN MCBETH, PRESIDENT

APPROVED: KYM TAYAMEN, SECRETARY
DATE: FEBRUARY 13, 2019



Two handwritten signatures in blue ink are positioned over horizontal lines. The top signature is partially obscured by the text 'APPROVED: JOE DAN MCBETH, PRESIDENT'. The bottom signature is clearly legible as 'Kym Tayamen'.

