



## FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

**6:00 P.M.**  
**February 15, 2024**  
**Minutes**

### **I. PRELIMINARY MATTERS**

- The meeting was called to order at 6 p.m. by Matt Crowder.
- Roll call by Rodney Williams.
- Present were board members Randy Rice, Elise Bobitt, Jeff Sydney and Matt Crowder and Executive Director Rodney Williams. Absent was Zane Clay. Also present were Council Liaison Terry Williams, City Manager Ben White, Betty Smith, Guillermo Alvarez and Doug Laube.

### **II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)**

There were no public comments.

### **III. CONSENT AGENDA**

- A. FEDC meeting minutes for January 18, 2024  
Randy Rice made a motion to approve the minutes as presented.  
Elise Bobitt seconded the motion and it passed unanimously, 4-0.
- B. Financial statement for December 2023  
The financial statement for December was reviewed.
- C. Financial statement for January 2024  
The financial statement for January was not ready at time of meeting.

### **IV. REGULAR AGENDA**

- A. Business Development Grant request from Betty Smith, owner at 106 McKinney St.  
Betty Smith and Guillermo Alvarez presented the request for a Business Development Grant in the amount of \$25,000. Alvarez discussed the proposed improvements, and Betty Smith said they were trying to keep the improvements authentic to the building. The improvements include door, awning, signage and façade. Matt Crowder thanked Smith for being downtown and improving the building.  
Randy Rice made a motion to accept the grant application in the amount of \$25,000. Elise Bobitt seconded the motion and it passed, 4-0.
- B. Designate board signers for new account at CBTX  
Rodney Williams updated the board on the opening of a new account at CBTx and that signers would need to be authorized for the account. Jeff Sydney made a motion to add Elise Bobitt to the list of authorized signers, which include Matt Crowder and Randy Rice, for all accounts, including both CBTx and Independent Financial. Randy Rice seconded the motion and it passed, 4-0.
- C. Present final copy of revised Business Development Grant

Rodney Williams presented the final copy of the Business Development Grant guidelines with the changed wording as requested in the January meeting.

Elise Bobitt made a motion to accept the final copy of the Business Development Grant as presented. Randy Rice seconded the motion and it passed, 4-0.

D. Discuss upcoming commercial/retail conferences for Exec. Director

Rodney Williams discussed the ICSC Las Vegas premier event happening May 19-21. Williams explained that the event, also known as ReCon, is the premier gathering of retail, commercial and development firms in the country and happens once per year. Elise Bobitt made a motion to authorize Rodney Williams to attend ICSC Las Vegas. Jeff Sydney seconded the motion and it passed, 4-0.

E. Discuss amendment to operating budget

Rodney Williams explained to the Board that with the amount of grants approved already in FY 24 the line item for grant funding would be exhausted. Matt Crowder said this was a good thing and the board agreed.

After some discussion regarding amounts, Randy Rice made a motion to authorize Rodney Williams to ask the city council for a budget amendment in the amount of \$100,000. Jeff Sydney seconded the motion and it passed, 4-0.

F. Update on joint session with other City boards and Council

Rodney Williams told the board that he thought it might be best to schedule the April all-boards meeting between just the 4A and 4B boards in order to synchronize efforts. Elise Bobitt asked if it would be a public meeting, to which it was replied that it would be a public meeting. The third or fourth weeks of April were selected as potential meeting windows, and Williams and Matt Crowder will coordinate this with the 4B board.

G. Discuss creation of FEDC standalone website

Rodney Williams asked the board for their thoughts on a standalone website. Matt Crowder asked Williams if most other EDCs had their own website, to which Williams replied in the affirmative. Williams was asked to come back to the board in March with data regarding building a new website.

H. Consider, discuss and act upon items for payment.

Rodney Williams presented the items for payment to the board.

**V. EXECUTIVE SESSION**

The board convened into executive session at 6:35 p.m.

Discussion of Matters Permitted by the Texas Government Code:

- A. **Section 551.087** – Deliberation regarding Economic Development negotiations; this chapter does not require a governmental body to conduct an open meeting: Project Goose; Project Mongoose; Project Prairie Dog.

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or  
(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

**VI. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

The board reconvened at 7:05 p.m. There was no motion taken.

**VII. REQUEST TO BE PLACED ON FUTURE AGENDAS**

- Website and branding for FEDC.
- Firm date for the April joint meeting with 4B.
- Confirmation of transfer of funds to CBTx.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

ATTEST:

APPROVE:

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Randy Rice, Secretary

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Matt Crowder, Chairman