



FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

6:00 P.M.
March 28, 2024

MINUTES

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "**LIVE STREAMING.**"

I. PRELIMINARY MATTERS

- a. Meeting called to order by Elise Bobbitt at 6:00 p.m.
- b. Roll call by Rodney Williams
- c. Present were board members Jeff Sydney, Zane Clay and Elise Bobitt and Executive Director Rodney Williams. Absent were Randy Rice and Matt Crowder. Also present were John Hickman, Guillermo Alvarez, John Cooper, Richard Hill and Randy Smith.

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 February 15, 2024
- B. Financial statement for January 2024
- C. Financial statement for February 2024

Jeff Sydney made a motion to approve the consent agenda as presented. Zane Clay seconded the motion and it passed unanimously, 3-0.

IV. REGULAR AGENDA

- A. Discuss/act upon Business Development Grant request from John Hickman, dba Dyer Drug, 131/133 McKinney St.

John Hickman, owner of Dyer Drug, presented a request for a Business Development Grant in the amount of \$24,300 for removal and replacement of 28 upstairs windows on the north- and west-facing sides of the building. The windows are old and leaking and making the lease office upstairs unusable.

Zane Clay made a motion to approve the grant with a second from Jeff Sydney. The motion passed, 3-0.

- B. Discuss/act upon Business Development Grant request from John Cooper, 404 Raymond St.

John Cooper presented a Business Development Grant request for \$18,825 to repair and replace façade and trim on the metal building and for parking lot improvements to the commercial property. Zane Clay asked for clarification about the parking lot repair and the estimates presented.

Jeff Sydney made a motion to approve the grant with a second from Zane Clay. The motion passed, 3-0.

- C. Discuss/act upon FEDC branding

The item was tabled.

- D. Update on bank funds transfer to CBTx and budget amendment request at City Council
Rodney Williams informed the Board that the transfer of the general operating account from Independent Financial to CBTx has been completed. Williams also stated that he had appeared before the City Council and requested a budget amendment in the amount of \$100,000 to replenish the Business Development Grant funding capabilities and that Council unanimously approved the request.

- E. Combined meeting/training session with 4B board

Rodney Williams stated that the 4B board has scheduled a training session with attorney Jeff Moore for Monday, April 22 and that the 4A board has been invited. Williams stated that after the training the two boards will have a joint meeting if the date was acceptable to the Board. The Board agreed that the date would work.

- F. Discuss/act upon office/renovations for FEDC staff

Rodney Williams presented a request to move the EDC office from City Hall to the Best Center at 154 S. Main. Williams stated that City Secretary Tabatha Monk had presented the option to him as a viable alternative. Williams said that City Hall is getting severely overcrowded with a lack of offices and the Best Center offers a private office and a conference room, which would be helpful while freeing up space for City Hall staff. Williams stated that the Center will need renovating as it has not been updated in decades and that the EDC could renovate as an office while refreshing a public facility. The Board agreed this was a good move. The conference room portion will remain open for public use during specific hours.

Williams presented an estimate for carpet and tile and electrical repairs. He asked for a budget of \$9,500 in total to replace carpet and tile, conduct electrical repairs and replace ceiling fans and external fixtures and paint the walls. Zane Clay made a motion to approve the request in the amount of \$9,500 with a second from Jeff Sydney. The motion passed, 3-0.

- G. Consider, discuss and act upon items for payment.

Zane Clay made a motion to approve the items presented for payment. Jeff Sydney seconded the motion and it passed, 3-0.

V. **EXECUTIVE SESSION**

The Board convened into executive session at 6:45 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: Hunt Regional Urgent Care.

(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 returned from executive session at 6:56 p.m.

Zane Clay made a motion to approve the final performance agreement with Hunt Regional Urgent Care. Jeff Sydney seconded the motion and it passed, 3-0.

VII. REQUEST TO BE PLACED ON FUTURE AGENDAS

The Board requested that welcome signage to Farmersville and an update on the Best Center move be added to the April agenda.

VIII. ADJOURNMENT

Zane Clay made a motion to adjourn the meeting with a second from Jeff Sydney. The meeting was adjourned at 6:58 p.m.

ATTEST

ATTEST

Randy Rice, Secretary

Matt Crowder, Chairman