

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

December 21st, 2011

12:00 P.M., City Hall Council Chambers

I. Call to Order

II. Recognition of Citizens and Visitors

III. Business Items for Discussion and Possible Action

A. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line. Report presented by Barry Heard and Brandon Sparkman, Texas Department of Transportation (TXDOT).

B. Update regarding feasibility study on Tax Increment Financing (TIRZ) presented by Craig Farmer from Freese & Nichols.

C. Consideration and possible action regarding presentation by Allard Research.

D. Consideration and possible action regarding Branding/Marketing Program

E. Consideration and possible action regarding Collin College Foundation Donation.

F. Consideration and possible action regarding Façade Grant applications and grant timelines.

G. Consideration and possible action regarding Comprehensive Plan.

H. Consideration and possible action regarding 4A EDC support for Araceli's Fine Foods

I. Receive reports from 4A EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court.

J. Consideration and possible approval of items for payment:

Lunch

Other Items; City of Farmersville \$34,822.69 (Daniel & Brown \$27,000.00; Feagins Supermarket \$7.67; Freese and Nichols \$7,815.02)

K. Consideration and possible action regarding financial statements for November, 2011 and budget amendments.

L. Consideration and possible approval of the minutes of the November 9th, 2011 meeting.

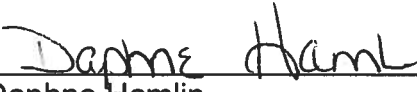
IV. Discussion in Contemplation of Placing Items on Future Agenda

V. Adjournment

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.
- As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City attorney on any item covered by such section on any Agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact City Hall at 972/782-6151 or FAX 972/782-6604 for further information.

I, Daphne Hamlin, Finance Director certify that the above Agenda for December 21st, 2011 was posted in the regular posting place of the City of Farmersville on the 16th day of December, 2011 at 5:00 p.m.

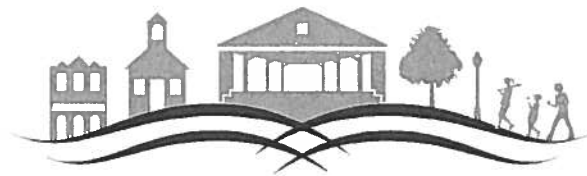


Daphne Hamlin



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Receive report on status of the State Highway 380

Receive report on status of the State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt County Line. Report presented by John Hudspeth, Texas Department of Transportation (TXDOT).



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Update regarding TIRZ

Update regarding feasibility study on Tax Increment Financing (TIRZ)
presented by Craig Farmer from Freese and Nichols.



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Allard Research

Consideration and possible action regarding presentation by Allard Research.



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Branding / Marketing Program

Consideration and possible action regarding Branding/Marketing Program



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Collin College Foundation

Consideration and possible action regarding Collin College Foundation
Donation

BOARD OF DIRECTORS

Anita Collins

Chair
American National Bank of Texas

Kim Moore

Vice Chair
Strasburger & Price, L.L.P.

Sylvia Inthalangsy

Secretary
POK Architects

Milton Buschbom

Treasurer
Retired, Texas Instruments

Richard Abernathy

Abernathy, Ressler, Boyd, & Joplin, P.C.

Rudolph Andrea

Andrea-Kennen Foundation

Cindy Baugé

Grant - Dilling - Harris

Kirk Bell

DeW and Valente, LLC

Bill Cox

Carey Cox Company

David Downs

ATA Advisors

Steve Ewing

EDGE Realty Partners

Jerril Garison

Oyster Regional Medical Center at Plano

Dr. David Hammel

Retired, ComcoPhips

Charles Hart

Vision Wealth Management, Inc.

Mac Hendricks

Collin College Board of Trustees
Yorktown Development LTD

Jeanne Hooker

Almos Energy

Ronelle Ianace

Community Leader

Scott Johnson

Ascendant Solutions

Daniel Jones

Encore Wire Corporation

Charlene Lake

AT&T

Jim Leslie

Farway Frisco, LP

Jenny McCall

Collin College Board of Trustees
Gay, McCull, Isaacks, Gordon
& Roberts, PC

Maher Maso

Mayor of Frisco

Stephen Maus

Nautikus/New York Life

Craig Overstreet

Independent Bank

Sam Roach

Collin College Board of Trustees
Sam Roach Business Center

Mary Drummond Roby, Ph.D

Texas Instruments

Sandy Simpson

Community Volunteer

Lissa Smith

Plano City Council

Shep Stahel

IBM Corporation

Joan Stephens

Thomas J. Stephens & Associates, Inc.

Kelth Wright

BB&T



FOUNDATION

December 2011

Eddy Daniel, President

Farmersville Economic Development Corporation, 4A
c/o Daniel & Brown Inc.
P.O. Box 606
Farmersville, TX 75442

Dear Eddy:

Collin College Foundation has enjoyed our partnership with the City of Farmersville, Farmersville Economic Development Corporation and Farmersville Community Development Corporation since 2002 in providing generous contributions supporting student scholarships. Through strong relationships such as yours, in August 2011, we were able to award more than \$369,740 to 364 students.

As 2012 fast approaches, we are shifting our fundraising efforts away from the large annual gala, Collin Cabaret. This shift will allow for 100% of your contribution to directly impact student success. After conferring with your office, I would like to request Farmersville Economic Development Corporation's favorable consideration in contributing \$7,500 to create six (6) Farmersville Annual Named Scholarships.

Under the Annual Named Scholarship model, recognition will be provided through press, donor listings and with scholarship creation in a name that Farmersville EDC determines. In addition to name recognition, we will work closely with your office to establish specific criteria which will further ensure scholarship awards are matched with the best possible candidates. Moreover, as discussed with your office, we would ensure that first preference be given to students of Farmersville. Enclosed, please find a commitment form for your use.

Thank you for your continued support of Collin College Foundation. Should you have any questions regarding this request, please feel free to contact me directly at 972.599.3146. I look forward to your favorable response.

Best Regards;

A handwritten signature in black ink, appearing to read 'Myrshem H. George'.

Myrshem H. George, MBA
Senior Development Officer

Enclosed

cc: Daphne Hamlin, City Liaison
Joe Helmberger, Mayor, City of Farmersville



FOUNDATION

PLEDGE

PRIMARY CONTACT INFORMATION

Company _____

Mr. Mrs. Ms. Miss Dr. First Name _____ Last Name _____

Business Address _____

Address _____

City _____ State _____ Zip Code _____

Business Phone _____ E-mail _____

PLEDGE/GIFT AMOUNT

I, on behalf of aforementioned entity, would like to pledge our commitment in the amount of \$ _____
to establish _____ () Annual Named Scholarships which will be designated to the Annual Named Scholarship Fund.

This contribution will name the _____ as the
(naming location)

(Recognition Name)

PAYMENT INFORMATION/PLEDGE SCHEDULE

☐ \$ _____ Check (please enclose check payable to Collin College Foundation)

☐ \$ _____ Credit Card __ Visa __ MasterCard __ Discover

Name on card: _____

Account number: _____ Expiration Date: _____

Billing address: ☐ same as address above

☐ Pledge of \$ _____ (total gift)

☐ Payment enclosed in full

☐ Annually (maximum five year period) beginning on _____ Ending on _____

Signature _____ Date _____

Information provided on this form will be used by Collin College Foundation solely for the purpose of crediting you correctly for your gift. Personal information contained in the Foundation's records is used only for college-related business.

Please remit this form and/or payment to Collin College Foundation, 3452 Spur 399, Suite 429 ~ McKinney, Texas 75070.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Façade Grant Application

Consideration and possible action regarding Façade Grant applications and grant timelines.

FARMERSVILLE BUSINESS IMPROVEMENT GRANT APPLICATION

Date of Application

11/9/2011, ~~2010~~

Applicant

Name: ROBERT A. TEDFORD

Business Name: BOB TEDFORD CHEVROLET CO.

Business Street Address: 1344 W AUDIE MURPHY PKWY

City: FARMERSVILLE State: TX Zip Code: 75442

Telephone: 972-782-6212 Cell Phone: 214-532-6660

Email Address: RTEDFORD@TEDFORDCHEVROLET.COM

Business Owner (if different than above):

Name: SAME

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: SAME

Business Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email _____

Attach Copy of signed lease.

The business must be within the City of Farmersville to be eligible for the Grant.

The Grant is limited to the following types of improvements: Façade or other approved external building improvements.

The Grant is limited to a maximum of \$25,000.

A 50% cash match of the grant is required.

Attach documentation of proof of available **50% cash grant match** (loan application, letter from bank, copy of savings account or other account document showing funds available).

BANK LETTER ATTACHED

Describe the type of improvement *RENOVATION AND RETROFIT OF*
EXISTING METAL BUILDING

Attach set of site plans drawn to scale and **before** photos. Note final plans drawn to scale will be required prior to final approval.

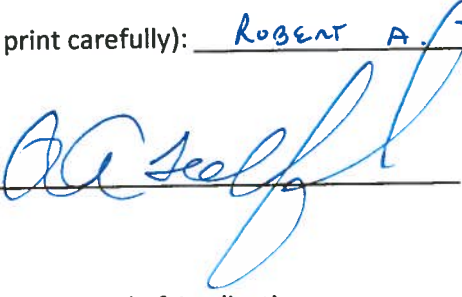
Attach 3 estimates of the total cost of improvements (from 3 separate contractor/suppliers)

Attach verification of City Zoning (letter from City).

To the best of our knowledge the above information is accurate as provided:

Applicant:

Name (please print carefully): ROBERT A. TEDFORD

Signature:  Date: 11/9/2011, ~~2010~~

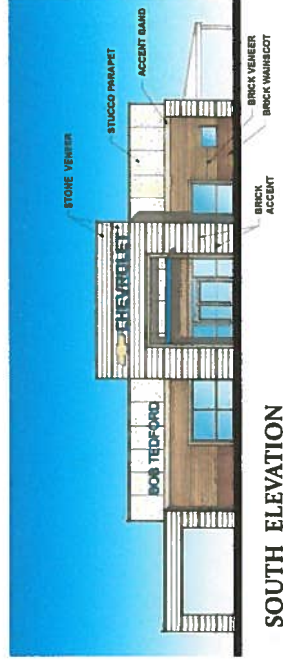
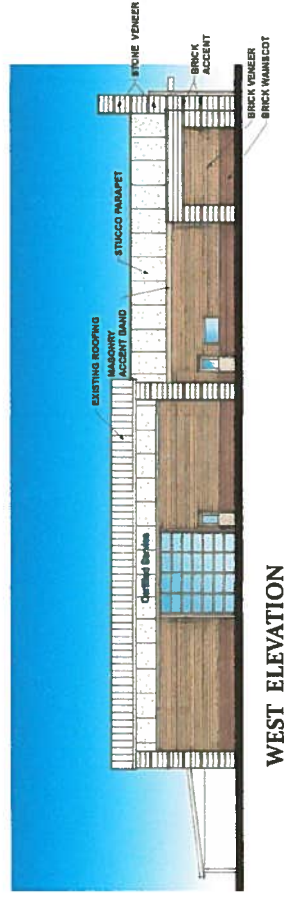
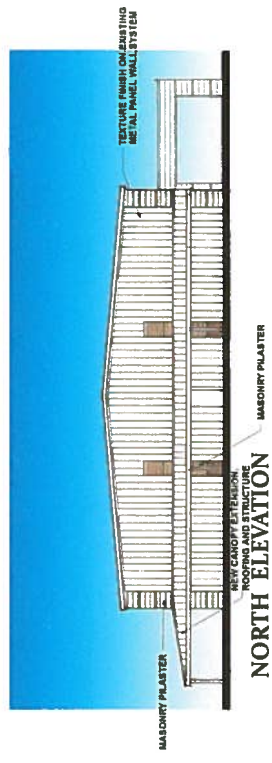
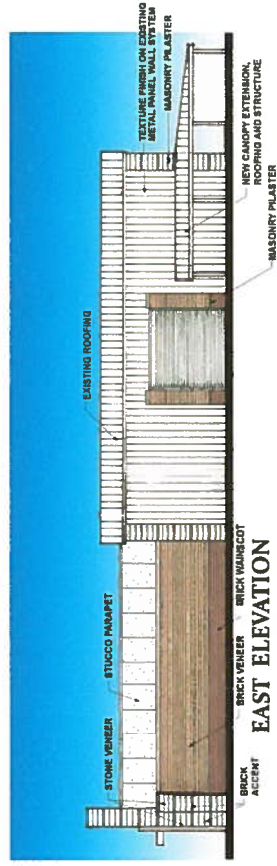
Building Owner Approval of Application:

Name (please print carefully): 

Signature: _____ Date: _____, 2010

Please see the Checklist and Policy and Guidelines for other required documents to be included with your application.





PROPOSED ELEVATION FOR:
BOB TEDFORD CHEVROLET
FARMERSVILLE, TEXAS

EXTERIOR ELEVATIONS

[illegible]

02 WEST ELEVATION

[illegible]

MED. BLUE TO MATCH G.M.F.I.
CHEVROLET BLUE, BEN-MOORE #2066-30
BGC COUNTRY BLUE, VERIFY

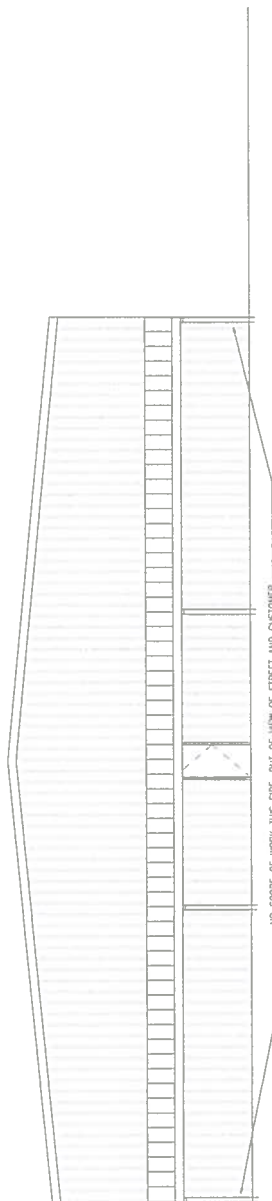
01 SOUTH ELEVATION

Bob Tedford
Chevrolet Co.
BAC #112266
W. Audie Murphy Parkway
Farmersville, Texas 75442

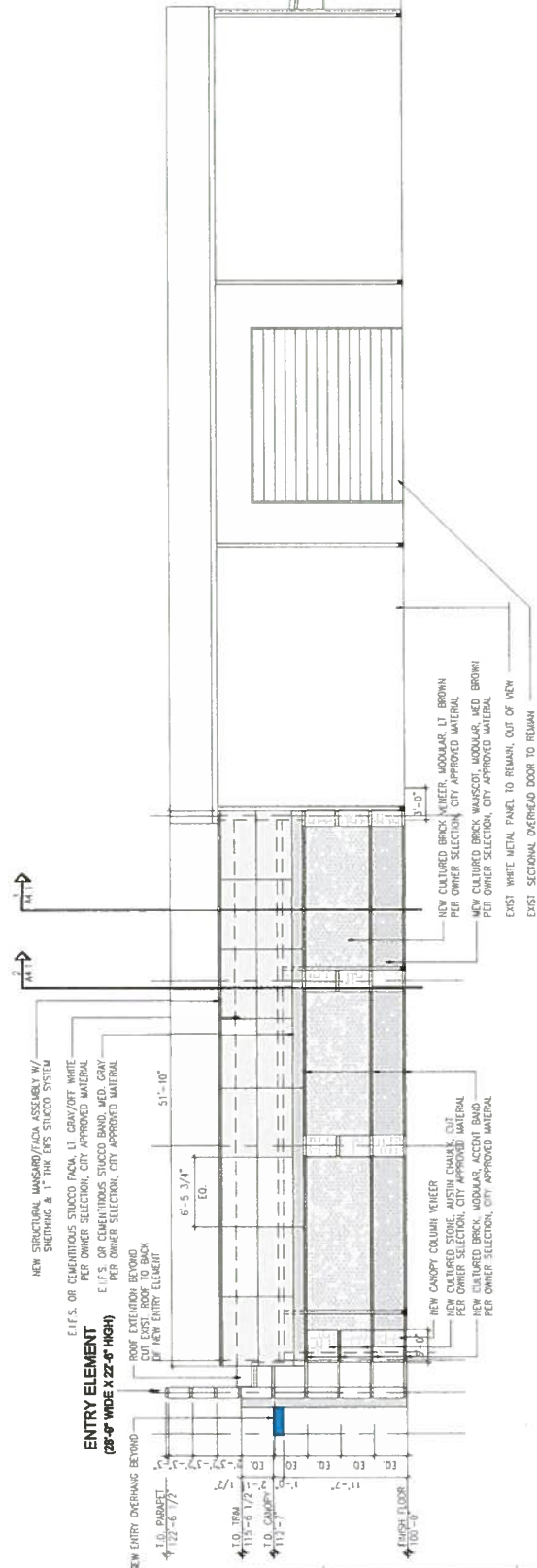
| NO./DATE | REVISION |
|--------------|------------------------------------------------------------------|
| 1 0-26-11 | REVISION TO ADD A NEW ADA TOILET IN EXIST. MEN'S ROOM STORAGE |
| 2 0-31-11 | REVISION TO ADD A NEW EXTERIOR COLUMNS & CONSTRUCTION GRID LINES |



KH Architects
Sports & Commercial Design
244 Harbor Circle
Fort Worth, Texas 76122
Phone: (817) 905-8821
email: karch@kharchitects.biz
web: www.kharchitects.biz



02 NORTH ELEVATION
A5.2 $5/16" \approx 1'-0"$



| | |
|------|----------------|
| 01 | EAST ELEVATION |
| A3.2 | 3/16" = 1'-0" |



June 3, 2011

Mr. Robbie Tedford
Bob Tedford Chevrolet
1344 West Audie Murphy Parkway
Farmersville, TX 75442

RE: Proposed Construction in the Highway Commercial Zoning District

Dear Mr. Tedford:

We have reviewed the various documents submitted by your Architect concerning the building materials and overall elevations as they relate to the planned renovation of your Chevrolet Dealership. Based upon those submissions, I have determined that the proposed building materials and elevations are in compliance with the current requirements contained within the City of Farmersville's Highway Commercial Zoning District.

Please note that any construction and/or renovation must also comply with all other applicable city building codes and/or state requirements.

Respectfully Submitted,

John M. Moran
City Manager

205 S. Main
Farmersville, TX 75442
Phone: 972-782-6151 Fax: 972-782-6604
www.farmersvilletx.com

Robbie Tedford

From: Ron Dailey [rdailey@iamconstruction.net]
Sent: Wednesday, November 09, 2011 8:34 AM
To: robbie@tedfordchevrolet.com
Cc: Clay Curtis

Robbie, the estimated cost of the façade portion of the remodel is between \$175,000.00 and \$200,000.00. please let me know if there is any more info you need.

Thanks
Ron

Ron Dailey | IAM Construction, Inc. | President | Two Legacy Town Center | 6900 N. Dallas Parkway, Suite 770 | Plano, TX 75024 | rdailey@iamconstruction.net | O 972.608.8988 | F 972-403.9292

This message, including any attachments, is confidential and/or proprietary to IAM Construction, Inc. and its affiliated companies and should be read or retained only by the intended recipient. If you have received it in error, please notify the sender immediately and delete the original message.

Hand Delivered



November 8, 2011

Bob Tedford Chevrolet Company, Inc.
Attn: Robbie Tedford
P. O. Box 272
Farmersville, TX 75442

Re: Bob Tedford Chevrolet Company Inc. Deposit Balances

Dear Mr. Tedford:

Please allow this letter to represent our verification that Bob Tedford Chevrolet Company Inc. has deposits with Independent Bank in excess of \$25,000.00.

If I may be of any further assistance to you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Johnny Bratcher", is written over the word "Sincerely,".

Johnny Bratcher
NMLS #709983
Regional President

JPB/rp



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Comprehensive Plan

Consideration and possible action regarding Comprehensive Plan



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Araceli's Fine Foods

Consideration and possible action regarding 4a EDC support for Araceli's
Fine Foods



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Receive reports from 4A EDC board members

Receive reports from 4A EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court

COMMISSIONERS COURT

Dates and Time: See attached for details.

NTMWD

Dates and Time: Meets the 4th Thursday of every month
December 19th, @4:00p.m.

Location:
505 E. Brown Street, Wylie, Texas

COLLIN COLLEGE

Dates and Time:
Meets the 4th Tuesday of every month
Please note due to upcoming holidays meetings are scheduled as follows
Monday November 21st, 2011 @ 4:00p.m.
Monday December 19th, 2011 @4:00p.m

Location:
The CCCD Meetings are at the Courtyard Center, in Plano, 4th Floor Board Room unless otherwise announced. Announcement of meetings are posted on the CCCD website.
(Roughly intersection of Park Blvd and Preston RD. Just N. of Bush Tollway about one block E. of Preston, Rd.

COLLIN COUNTY AREA REALTORS

Meets the 1st Thursday of every month
January 5th, 2012 @ 8:30 a.m

Collin County
Public Notices[Sign In](#)

The following is the list of current meeting notices for Collin County affiliated boards and committees. Please click on the title of the meeting you would like to view.

Meeting Announcements (Click On Heading to see Details)

| Title | Date and Time |
|------------------------------------------------------------------------------------|--------------------|
| Commissioners Court (Health Care Foundation) | 12/19/2011 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 1/9/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 1/23/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 2/6/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 2/13/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 2/20/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 2/27/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 3/5/2012 6:00 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 3/12/2012 1:30 PM |
| Commissioners Court (Health Care Foundation and Collin County Toll Road Authority) | 3/19/2012 1:30 PM |

(Items 1 to 10) Next ▶

General Announcements

| Title | Expires |
|-------------------------------------------------------------------------------------|------------|
| Pearl Harbor Day 2011 | 12/31/2011 |
| Notice of Bail Bond Board Rules and Regulations Revision | 1/17/2014 |
| Bail Bond License Application Approval Order | 1/17/2014 |
| Bail Bond License Application Approval Order | 1/17/2014 |
| Bail Bond License Application Approval Order | 1/17/2014 |
| Bail Bond License Application Approval Order | 1/17/2014 |
| Bail Bond License Application Denial Order | 1/17/2014 |
| Bail Bond License Application Denial Order | 1/17/2014 |
| Amended Order RE: 2012 Primary Elections | 3/31/2012 |
| Court Order RE: 2012 Primary Elections to Texas House and Senate | 3/31/2012 |
| Collin County Indigent Health Care Public Notice | 8/31/2012 |
| NOTICE OF ADOPTED FISCAL YEAR 2012 COMPENSATION FOR COLLIN COUNTY ELECTED OFFICIALS | 9/30/2012 |
| Notice of Effective Tax Rate | 1/31/2012 |
| Disaster designation for 213 Texas counties | 1/31/2012 |

Meeting Minutes (Click On Heading to see Details)

| Type Name | Modified | Modified By | Checked Out To |
|-------------------------------------------------------------|--------------------|-------------|----------------|
| Collin County Toll Road Authority Minutes 11-14-11 ! NEW | 12/15/2011 2:02 PM | shepherdge | |



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Items for payment

Consideration with possible action on items for payment

(1) Lunch

(2) City of Farmersville (Daniel & Brown \$27,000.00; Feagins
Supermarket \$7.67; Freese and Nichols \$7,815.02)



Freeze and Nichols, Inc.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109-4895
Phone: (817) 735-7300
FEI Number: 75-1531935

City of Farmersville
Attn: John Moran
205 S. Main Street
Farmersville TX 75442

Invoice # : 370001
Project : FAR11370
Invoice Group : **
Invoice Date : 09/30/2011

For Professional Services Rendered through: 9/30/2011

Establish Tax Increment Reinvestment Zone for the City of Farmersville

Salaries

Multiplier Labor 3,288.09

Total Salaries \$3,288.09

Current Charges \$3,288.09

Fee: Not to Exceed: \$12,500.00
Prior Billings: \$0.00
Contract Fee Unused: \$12,500.00

| | |
|--------------------------------|-------------------|
| Amount Due This Invoice | \$3,288.09 |
|--------------------------------|-------------------|

PLEASE REMIT TO P.O. BOX 980004, FORT WORTH, TX 76198-0004
REFERENCING FREESE AND NICHOLS PROJECT FAR11370 AND INVOICE #370001
FOR BILLING QUESTIONS PLEASE CONTACT LEAH GRANGER @ (214) 920-2500 EXT. 58 or LKG@FREESE.COM

Phase : **** -- TIRZ Initial Analysis

Multiplier Labor

| <u>Class / Employee Name</u> | <u>Regular / OT</u> | <u>Hours</u> | <u>Rate</u> | <u>Multiplier</u> | <u>Amount</u> |
|----------------------------------------------------|---------------------|--------------|-------------|-------------------|-----------------|
| ACCOUNTING SPECIALIST III | | | | | |
| Leah Kathleen Granger | R | 1.00 | 39.15 | 1.96 | 76.73 |
| GIS ANALYST IV | | | | | |
| Bryan Lee Gant | R | 1.00 | 60.11 | 1.96 | 117.82 |
| | R | 1.00 | 60.11 | 1.96 | 117.82 |
| | R | 2.00 | 60.11 | 1.96 | 235.63 |
| | R | 3.50 | 60.11 | 1.96 | 412.35 |
| | | 7.50 | | | 883.62 |
| PLANNER VI | | | | | |
| Craig Norris Farmer | R | 1.50 | 84.83 | 1.96 | 249.40 |
| | R | 1.00 | 84.83 | 1.96 | 166.27 |
| | R | 1.00 | 84.83 | 1.96 | 166.27 |
| | R | 0.50 | 84.83 | 1.96 | 83.13 |
| | R | 3.00 | 84.83 | 1.96 | 498.80 |
| | R | 1.00 | 84.83 | 1.96 | 166.27 |
| | R | 6.00 | 84.83 | 1.96 | 997.60 |
| | | 14.00 | | | 2,327.74 |
| Multiplier Labor | | | | | 3,288.09 |
| **** -- TIRZ Initial Analysis - PHASE TOTAL | | | | | |
| Labor : | | | | | \$3,268.09 |
| Expense : | | | | | \$0.00 |

FAR11370 -- Farmersville TIRZ - PROJECT TOTAL

\$3,288.09



PROJECT NO.: FAR11370 **DATE:** 10/6/2011
PROJECT: Farmersville Tax Increment Reinvestment Zone
TO: Mr. John Moran, City Manager
FROM: Craig Farmer, FAICP, Project Manager
CC: Farmersville Economic Development Corporation, Larry Cline, Schrader, Cline, LLC. (SCL)

PROJECT UPDATES

- Phase I, TIRZ Feasibility Analysis authorized on 8/19, Work Begins. Staff Kick Off Mtg on 8/26 with John Moran and Craig Farmer, Freese and Nichols (F&N) to discuss possible boundaries and possible public and private improvements in the district.
- Map bases collected and parcel lines overlaid on aerial photography. Map produced of possible TIRZ boundaries. Draft boundary map produced using information provided by City. F&N working with Larry Cline of SCL on 9/26 and 9/27 developed 8 subareas of possible TIRZ to keep up with development/public improvements by subarea. Draft spreadsheets of public and private improvements and timing produced.
- CFarmer and LCline met with JMoran on 9/30 to review draft 1 of TIRZ Boundary Map and 8 possible subareas. Numerous revisions were suggested. Also reviewed spreadsheets of public improvements and private development with estimates of timing for TIRZ projections. JMoran contacted developers for additional information and fleshed out spreadsheets with \$ and timing. Also discussed draft schedule. Called to set up appointment with County Commissioner.
- Maps with revised boundaries were produced and should be delivered on 10/4. Also revised spreadsheets and calendar should be delivered same week.

TASK AND DELIVERABLES

- Aerial map of Farmersville with parcels overlaid suitable for TIRZ analysis developed by 9/3.
- Draft 1 of boundary map delivered, reviewed and revised on 9/30.
- Draft 1 of boundary map delivered, reviewed and revised for delivery 10/4.
- Draft 1 of spreadsheets of public and private improvements reviewed and revised, draft 2 for delivery by 10/5.
- Public involvement plan and project schedule developed and reviewed by City Manager, revised schedule delivery by 10/5.

UPCOMING SUBMITTALS AND MEETINGS

- October 14: Review Draft 3 of boundary map and public/private investment spreadsheets
- October 14: Review Project TIRZ Project Status and Strategies with Collin County Commissioner (Tentative)
- October 26: Meeting with Farmersville EDC to review project to date, give recommendations as to feasibility, boundaries, public improvements, private development.
- November 7: Workshop to discuss Phase 2 and proceeding with TIRZ and County Participation.
- November 27: Deliver formal documents for creation of TIF if Council decision is to proceed
- November 28: Present participation request to Commissioners Court
- December 13: Present Ordinance and required documents to Council creating TIF

PROJECT SCHEDULE AND DATA NEEDS

- Need to obtain more accurate information as to private development
- F&N need to develop cost estimates for public improvements



Freese and Nichols, Inc.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109-4895
Phone: (817) 735-7300
FEI Number: 75-1531935

City of Farmersville
Attn: John Moran
205 S. Main Street
Farmersville TX 75442

Invoice # : 370002
Project : FAR11370
Invoice Group : **
Invoice Date : 11/23/2011

For Professional Services Rendered through: 10/31/2011

Establish Tax Increment Reinvestment Zone for the City of Farmersville

| | Not to Exceed Fee | Previous Amount | Current Amount | Pct. Comp | Total Fee Earned |
|---------------------------|----------------------|--------------------|-------------------|--------------|---------------------|
| Phase 1 TIRZ Analysis | 12,500.00 | 3,288.09 | 2,628.61 | 47.33 | 5,916.70 |
| Phase 2 TIRZ Creation | 14,500.00 | 0.00 | 1,898.32 | 13.09 | 1,898.32 |
| Total Project Fee: | 27,000.00 | 3,288.09 | 4,526.93 | 28.94 | 7,815.02 |

| | |
|--------------------------------|-----------------|
| Total Fee Earned to Date: | 7,815.02 |
| Less Previous Billings: | 3,288.09 |
| Amount Due this Invoice | 4,526.93 |

**PLEASE REMIT TO P.O. BOX 980004, FORT WORTH, TX 76198-0004
REFERENCING FREESE AND NICHOLS PROJECT FAR11370 AND INVOICE #370002**

FOR BILLING QUESTIONS PLEASE CONTACT LEAH GRANGER @ (214) 920-2500 EXT. 58 or LKG@FREese.COM

Phase 1 TIRZ Analysis**Phase : TIRZ Initial Analysis****Multiplier Labor**

| <u>Class / Employee Name</u> | <u>Regular / OT</u> | <u>Hours</u> | <u>Cost</u> | <u>Multiplier</u> | <u>Amount</u> |
|------------------------------|---------------------|--------------|-------------|-------------------|-----------------|
| GIS ANALYST IV | | | | | |
| Bryan Lee Gant | Regular | 7.50 | 60.11 | 1.96 | 883.62 |
| PLANNER VI | | | | | |
| Craig Norris Farmer | Regular | 9.50 | 84.83 | 1.96 | 1,579.54 |
| Multiplier Labor | | | | | 2,463.16 |

Regular Expenses

| <u>Vendor Name</u> | <u>Cost</u> | <u>Multiplier</u> | <u>Amount</u> |
|-----------------------------------------|-------------|-------------------|---------------|
| TRAVEL-CO. OR PERS. AUTO-PROJECT | | | |
| Craig Norris Farmer | 16.65 | 1.15 | 19.15 |
| PARKING AND TOLLS-PROJECT | | | |
| Craig Norris Farmer | 6.00 | 1.15 | 6.90 |
| Regular Expenses | | | 26.05 |

Unit Pricing Expenses

| <u>Vendor / Employee Name</u> | <u>Units</u> | <u>Rate</u> | <u>Amount</u> |
|------------------------------------------|--------------|-------------|---------------|
| PC CHARGES-PROJECT | | | |
| PC COMP | | | |
| Monthly PC Computer | 13.54 | 10.00 | 135.40 |
| PRODUCTION & PRINTING-PROJECT | | | |
| Color | | | |
| Monthly Department Printing | 8.00 | 0.50 | 4.00 |
| Unit Pricing | | | 139.40 |

Total Phase : TIRZ Initial Analysis

Labor : 2,463.16
Expense : 165.45
Total Phase : 2,628.61

Phase 2 TIRZ Creation**Phase : TIRZ Creation****Multiplier Labor**

| <u>Class / Employee Name</u> | <u>Regular / OT</u> | <u>Hours</u> | <u>Cost</u> | <u>Multiplier</u> | <u>Amount</u> |
|------------------------------|---------------------|--------------|-------------|-------------------|-----------------|
| GIS ANALYST IV | | | | | |
| Bryan Lee Gant | Regular | 2.00 | 60.11 | 1.96 | 235.64 |
| PLANNER VI | | | | | |
| Craig Norris Farmer | Regular | 10.00 | 84.83 | 1.96 | 1,662.68 |
| Multiplier Labor | | | | | 1,898.32 |

Total Phase : TIRZ Creation

Labor : 1,898.32
Expense : 0.00
Total Phase : 1,898.32

Total : FAR11370 -- Farmersville TIRZ 4,526.93

VEND: 11-4934 CHECK DATE: 11/30/2011 CHECK NO: 15225

| DATE | I.D. | PO # | DESCRIPTION | AMOUNT |
|------------|-----------------|------|--------------------|----------|
| 11/30/2011 | 370001 | | FREESE AND NICHOLS | 3,288.09 |
| 11/30/2011 | 370002 | | FREESE AND NICHOLS | 4,526.93 |
| | TIRZ 4A EXPENSE | | | |

CHECK TOTAL 7,815.02



DANIEL & BROWN INC.
ENGINEERS/CONSULTANTS/PLANNERS
P.O. Box 606
Farmersville, Texas 75442
Phone: 972-784-7777 Fax: 972-782-7721

Invoice

| DATE | INVOICE # |
|-----------|-----------|
| 11/7/2011 | 7685 |

| |
|--------------------------------------------------------------|
| BILL TO |
| City of Farmersville 205 S. Main Farmersville TX 75442 |

| TERMS | DUE DATE |
|--------|------------|
| Net 15 | 11/22/2011 |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
|-----------|-------------------------------------------------------------------------------------------|-----|-----------|-----------|
| Engr Fees | Engineering Services for the Water/Sewer/Drainage/Street Analysis Project – Final Balance | 1 | 27,000.00 | 27,000.00 |

CITY OF FARMERSVILLE

OPERATING ACCOUNT

15145

VEND: 11-1294 CHECK DATE: 11/22/2011 CHECK NO: 15145

| DATE | I.D. | PO # | DESCRIPTION | AMOUNT |
|------------|------|------|--------------------------------------------------|-----------|
| 11/22/2011 | 7546 | | DANIEL & BROWN, INC. | 9,750.00 |
| | | | ENGINEERING SEWER REHAB GRANT R729160 | |
| 11/22/2011 | 7685 | | DANIEL & BROWN, INC. | 27,000.00 |
| | | | ENGINEERING WATER/SEWER/DRAINAGE/STREET ANALYSIS | |
| | | | 4A TO REIMBURSE | |

CHECK TOTAL 36,750.00



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: November 2011 Financial Statements

Consideration and possible action regarding financial statements for
November, 2011 and budget amendments.

Farmersville Economic Development Corp 4A
November 2011

| | |
|------------------------------|--------------------|
| Statement Balance 10-01-2011 | \$53,157.44 |
| Deposits: | |
| Sales Tax: | |
| Cking Int .10% | \$2.19 |
| CD Interest | \$36.99 |
| Transfer from Texpool | \$- |
| Sales Tax October | |
| Checks 1032 | <u>\$(81.19)</u> |
| Statement balance 11-30-2011 | \$53,115.43 |
| Outstanding Transactions | |
| | \$14,209.49 |
| Sales Tax | |
| Transfer to Texpool | \$(50,000.00) |
| CD Interest | \$191.10 |
| <u>Balance 12-12-2011</u> | <u>\$17,516.02</u> |

SUMMARY OF ACTIVITY
IN TEXPOOL INVESTMENT ACCOUNTS
ECONOMIC DEVELOPMENT

| | 4A INVESTMENT ACCT | 4A Certificate of Deposit |
|---------------------------------------------|--------------------|---------------------------|
| Beginning Market Value for reporting period | \$365,755.31 | |
| Changes in Market Value: | | |
| Deposits | \$50,000.00 | |
| Withdrawals | | |
| Interest Earned | \$32.51 | |
| Ending Market Value for Period | \$415,787.82 | \$250,000.00 |

Weighted average maturity = 48 days

The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin will complete to satisfy that requirements.

- 06-2010 NCTCOG - Public Funds Investment Act Part 1 6 hrs.
- 06-2010 NCTCOG - Public Funds Investment Act Part 11 6 hrs.

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.


Daphne Hamlin, City Investment Officer

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2012

| | FY 2012 Budget | October | November | December | January | February | March | April | May |
|-----------------------------------------------|---------------------|---------------------|---------------------|------------|------------|------------|------------|------------|------------|
| Beginning Bank Balance | | \$39,956.89 | \$53,157.44 | | | | | | |
| Deposits | | | | | | | | | |
| Sales Tax Collections | \$125,000.00 | \$13,092.88 | \$14,209.49 | | | | | | |
| Interest Income cking | \$2,200.00 | \$2.91 | \$2.19 | | | | | | |
| Misc (accts rec)(JD Russell loan) | | | | | | | | | |
| Transfer from Texpool to First Bank | | | | | | | | | |
| Transfer funds to CD | | | | | | | | | |
| Transfer to Texpool | | | | | | | | | |
| CD Interest Earned | | \$184.93 | \$(50,000.00) | | | | | | |
| Total Revenue | \$127,200.00 | \$53,237.61 | \$17,597.21 | \$- | \$- | \$- | \$- | \$- | \$- |
| Expenses: | | | | | | | | | |
| Administration | \$5,000.00 | | | | | | | | |
| Profession Fee(PR Specialist) | \$2,000.00 | | | | | | | | |
| Meeting Expenses | \$1,000.00 | \$80.17 | \$81.19 | | | | | | |
| Dues/School/Travel | \$500.00 | | | | | | | | |
| Office Supplies | \$200.00 | | | | | | | | |
| Marketing/promotion Expenses | | | | | | | | | |
| Marketing/Promotion Expenses/Advertising | \$15,000.00 | | | | | | | | |
| NCCLP | \$500.00 | | | | | | | | |
| Collin College Sponsorship | \$7,500.00 | | | | | | | | |
| Legal Service | \$2,500.00 | | | | | | | | |
| Farmersville Rotary | | | | | | | | | |
| Total Expenditures | \$34,200.00 | \$80.17 | \$81.19 | \$- | \$- | \$- | \$- | \$- | \$- |
| Directive Business Incentives | | | | | | | | | |
| Highway 380/STATE Highway 78 | \$50,000.00 | | | | | | | | |
| Collin College Project(sewer/street/electric) | \$100,000.00 | | | | | | | | |
| NTMWD Regional WW Treatment | \$150,000.00 | | | | | | | | |
| Planning | \$100,000.00 | | | | | | | | |
| TIRZ Planning Analysis | \$25,000.00 | | | | | | | | |
| Facade Grant Program | \$50,000.00 | | | | | | | | |
| Total Development Cost | \$475,000.00 | | | | \$- | | | \$- | |
| Total Expenditures | \$509,200.00 | \$80.17 | \$81.19 | | | | | | |
| Revenue vs Expenditures | (\$382,000) | | | | | | | | |
| From Reserves | \$382,000.00 | | | | | | | | |
| Balance Budget | \$- | | | | | | | | |
| Total Expenditures | | \$80.17 | \$81.19 | | \$- | \$- | \$- | \$- | \$- |
| Ending Bank Balance | | \$53,157.44 | \$17,516.02 | | | | | | |
| CD Investment | | \$250,000.00 | \$250,000.00 | | | | | | |
| Texpool Balance | | \$365,755.31 | \$415,787.82 | | | | | | |
| Interest Earned | | \$26.08 | \$32.51 | | | | | | |
| Total Available Funds | | \$668,912.75 | \$683,303.84 | | | | | | |

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2012

| June | July | August | September | YTD |
|--------|------|--------|-----------|---------------|
| | | | | |
| | | | | \$27,302.37 |
| | | | | \$5.10 |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$(50,000.00) |
| | | | | \$413.02 |
| \$0.00 | \$- | \$- | \$- | \$(22,279.51) |
| | | | | \$- |
| | | | | \$- |
| | | | | \$81.19 |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| \$- | \$- | \$- | | \$81.19 |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| | | | | \$- |
| \$- | \$- | \$- | \$- | \$- |
| | | | | \$- |
| | | | | |
| | | | | |
| \$- | \$- | \$- | \$- | \$- |
| | | | | |
| | | | | |
| | | | | \$58.59 |
| | | | \$- | \$- |



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2011
SUBJECT: Meeting minutes for November 9th, 2011

Consideration and possible approval of the minutes of November 9th, 2011 meeting.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MINUTES

November 9, 2011

The Farmersville Economic Development Corporation met in regular session on November 9, 2011 at 12:00 p.m. at the City of Farmersville City Hall with the following members present: Robbie Tedford, Bob Collins and Eddy Daniel. Staff members present were City Secretary Edie Sims. City Council Liaison present was Mayor Joe Helmberger.

CALL TO ORDER

Eddy Daniel convened the meeting at 12:19 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

No citizens or visitors were present.

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE. REPORT PRESENTED BY BARRY HEARD AND BRANDON SPARKMAN, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)

No one was present from TxDOT; however Eddy Daniel indicated that the lanes east of town were to be switched to the South side of Highway 380. The City is still working on moving utilities. The improvements to the western side of Farmersville has improved the quality of traffic and enhanced the atmosphere driving into Farmersville from the West. No outstanding issues have developed at this time.

CONSIDERATION AND POSSIBLE ACTION REGARDING FEASIBILITY STUDY ON TAX INCREMENT FINANCING (TIRZ) PRESENTED BY CRAIG FARMER FROM FREESE & NICHOLS

Craig Farmer with Freese and Nichols was not present for the meeting. Council Liaison Mayor Joe Helmberger announced that the Council has heard a presentation from Freese and Nichols. The Council has considered continuing with a Tax Increment Reinvestment Zone; however a deadline is present for the Council to have two readings for an ordinance to create the TIRZ before January 1. The timeline is also critical so that the tax rate will be locked in prior to January 1. The Council seems positive with this commitment.

A meeting is scheduled for November 30th with Collin County who must participate with the City of Farmersville for the TIRZ to be active. The proposed map involves a lot of property within the City's Extra Territorial Jurisdiction (ETJ) which the County may have an issue with. If need be, the TIRZ district can be scaled back excluding parcels beyond the immediate corridor along Highway 380 and focus only on those parcels fronting Highway 380. No action was taken.

CONSIDERATION AND POSSIBLE ACTION REGARDING PRESENTATION BY ALLARD RESEARCH

Mr. Allard had a conflict of scheduling and was not present. This item will return to a future agenda.

CONSIDERATION AND POSSIBLE ACTION REGARDING REPORT ON WATER/SEWER/STREET/DRAINAGE ANALYSIS PERFORMED BY DANIEL AND BROWN ENGINEERING AND KIMLEY-HORN ENGINEERING

Eddy Daniel, representing Daniel & Brown, presented the Board with copies of the analysis. This analysis allows the City of Farmersville to move forward for impact from developers as development occurs. Projects will need to be prioritized by necessity. Mayor Helmberger announced that the City Council appreciates all the Economic Development Corporation has done and continues to do. The analysis performed will be greatly beneficial to the upgrading of the Comprehensive Plan. The 4A Board has budgeted \$480,000 for planning purposes. No action was taken.

CONSIDERATION AND POSSIBLE ACTION REGARDING BRANDING/MARKETING PROGRAM

Questions were raised regarding the payments from the Economic Development Corporation regarding purchases of banners, billboards and like items. As Chairman of the Marketing Committee, Mayor Joe Helmberger indicated that the "branding" of Farmersville has been completed. The focus has been solely "marketing" where funds have been expended to bring people to Farmersville. The Marketing Committee receives funding from the 4A, 4B and the Chamber of Commerce where a Board meets to discuss and expend the funds. There are no measures of how the funds expended on marketing show a return. The expenses were considered justified. Robbie Tedford expressed concern of sending funds to the Marketing Committee and not receiving feedback. The 4A Board was clear that micromanaging was not the intent. A concern was expressed and 4A would like the Marketing Committee's back up for funds spent. Bob Collins suggested a quarterly meeting to inform the funding Boards what has transpired. No action was taken.

RECEIVE REPORTS FROM 4A EDC BOARD MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND COLLIN COUNTY COMMISSIONER'S COURT

The only reporter was Bob Collins who stated everything at Collin College was routine. One topic discussed was to have health care for rural areas for the Farmersville campus. No changes were made to the schedule of meetings. No action was taken.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

Lunch – Victor's \$81.19

Motion made by Robbie Tedford to approve invoices as listed for payment, second by Bob Collins. Motion approved unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR OCTOBER 2011 AND BUDGET AMENDMENTS

On a motion by Bob Collins and a second by Robbie Tedford, the financials for October 2011 were approved. Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MEETING MINUTES OF OCTOBER 26, 2011 MEETING

On a motion by Bob Collins and a second by Eddy Daniel, the Board approved the meeting minutes of October 26, 2011. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Chairman Eddy Daniel requested the following items be on the December 21, 2011 agenda:

- Comprehensive Plan
- Update on TIRZ
- Follow up from Marketing Committee
- Application for Façade Grant
- Address Grant timeline
- Allard Research – on a future agenda

ADJOURNMENT

The Board adjourned at 1:10 p.m.

Eddy Daniel, President

| ATTEST:

Stefanie Hurst, Secretary