

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

April 20th, 2017; 6:30 p.m.

City Hall Council Chambers

I. Call to Order

II. Recognition of Citizens and Visitors

III. Public Comment

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the EDC 4A Board or City staff may only respond with (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

IV. Business Items for Discussion and Possible Action

A. Review, consider and discuss Key Initiative Area Goals (KIA'S).

a.) List of Brokers

b.) Interactive map update.

d.) Update on drone video

B. Consider, discuss and act upon GIS mapping

C. Consider, discuss and act upon Texas Team Group presentation.

D. Consider, discuss and act upon local business request for annexation

E. Consider, discuss and act upon Façade Grant application

F. Receive update on Fiber Optic Cable in Farmersville

G. Receive update on Camden Park progress.

H. Receive update on Collin College.

I. Consider, discuss and act upon Items for payment

J. Consider, discuss and act upon financial statements for March 2017, and required budget amendments.

K. Consider, discuss and act upon meeting minutes for March 16th, 2017

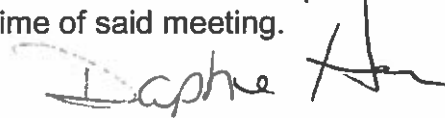
V. Adjournment

- 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.

The Farmersville Economic Development Board (4A) reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues,) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information)

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972- 782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said notice was posted April 17th, 2017 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read "Daphne Hamlin", with a stylized flourish at the end.

Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Key Initiative Area Goals

Review Key Initiative Area Goals (KIA'S)

Broker Targets – Ben White

Interactive Map – Ben White

Drone pricing/incorporate into website pricing – Ben White



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: GIS mapping

Consider, discuss and act upon GIS mapping

Action: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Texas Team Group

Consider, discuss and act upon Texas Team Group presentation

Action: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Annexation

Consider, discuss and act upon local business request for annexation

Action: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Façade Grant Wagjack Enterprises

Consider, discuss and act upon Façade Grant from Wagjack Enterprises

Action: Approve or Deny

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: 4/16/17, 2017

Applicant

Name: Sarah Jackson-Butter

Business Name: Wagjack Enterprises

Business Street Address: 204/206 McKimney St

City: Farmersville State: TN Zip Code: 37542

Telephone: _____ Cell Phone: 469-396-8577

Email Address: thesarahjackson@hotmail.com

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Describe the type of improvement

- ① Scrape white paint on building + Seal ^{clear} brick - distressed brick look
- ② Replace Rotted window frames + paint (Black)
- ③ Repair/Sand front doors + paint (Black)

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 one (1) estimate of the total cost of improvements. To the best of our knowledge the above information is accurate as provided:

Applicant:

Name (please print): Sarah Jackson Butler

Signature: [Handwritten Signature] Date: 4/17/17, 20 17

Building Owner Approval of Application:

Name (please print): Sarah Jackson Butler

Signature: [Handwritten Signature] Date: 4/17/17, 20 17

Please see the Façade Grant Policy and Guidelines for other required documents to be included with your application. By signature above the applicant acknowledges receipt of and agrees to abide by and be subject to the terms and conditions of the Façade Grant Policy and Guidelines.

Estimator: Rebecca Starczewski , MLS Drywall & Paint

Address: P.O. Box 31 Ector TX, 75439

Contact: 903-259-1093 Date: 04/15/2017

Project: Window Casings and Door Painting

Customer Quote

First Name: Sarah

Last Name: Jackson- Butler

Address: 204 Mckinney St. Phone: 469-386-8577

City/Zip: Farmersville, TX

Email: Thesarahjackson@hotmail.com

Proposal Details We hereby propose to provide materials and perform the labor necessary as specified below for the completion of:

Basic labor to remove rotted window casing on windows located on the exterior of 204 Mckinney St. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Basic labor to install window casing with favorable site conditions. Measure, cut (miter or butt) trim and finish nail molding.

Basic labor to stain window casing with favorable site conditions. Prep and apply stain.

Basic labor to oil paint door and door frames with favorable site conditions located at 204 Mckinney St. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Basic labor to prep exterior brick walls- Includes power washing and scrapping/brushing of brick with favorable site conditions.

Basic labor and materials to apply clear sealant for exterior brick walls.

Sub Total \$8,850.00

1/2 Down and 1/2 Upon completion

Contract Terms

This concludes the bid nothing else is included or implied in this bid. Any alterations or deviation from the specification involving extra costs will become an extra charge over and above the quote, and a work order change will need to be filled. Material is guaranteed to be as specified, and the above work to be completed in accordance with the specifications submitted for above work and completed in a professional manner, and warranted for a period of one year.

Past due accounts will be charged an additional \$35.00 fee and an interest charge at the rate of 1.8% per month until the balance is paid in full. No release of lien shall be signed unless all payments are paid in full. In addition to terms above, if project is more than 2 weeks in length contractor may request additional draws to keep the job moving forward. This proposal may be withdrawn if not accepted within 30 days. Acceptance of Proposal The above cost, specifications, and project terms are satisfactory and therefore accepted. You are authorized to complete the project as specified. Payment will be made as specified above. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Fiber Optic Cable

Receive update on Fiber Optic Cable for the City of Farmersville

Action: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Camden Park

Receive update on Camden Park Progress

ACTION: No action informational purpose only



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Collin College

Receive update on Collin College

ACTION: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE April 20th, 2017
SUBJECT: Items for payment

Consider, discuss, and act upon Items listed for payment

1. Daniel and Brown (DBI)

ACTION: Approve or Deny



Daniel & Brown Inc.
 PO Box 606
 Farmersville TX 75442
 972-784-7777

Invoice

DATE	INVOICE #
4/5/2017	11403
Due Date	Terms
4/5/2017	

BILL TO
Farmersville Economic Corporation Daphne Hamlin 205 S. Main St. Farmersville, TX 75442

PROJECT
GENERAL

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
E.I.T. Fees	Interactive Commercial Map	6.5	90.00	585.00
E.I.T. Fees	Commercial Properties Map	5.5	90.00	495.00
E.I.T. Fees	Commercial Properties GIS Map	3.3	90.00	297.00

Thank you for allowing us to be of service.	Total	\$1,377.00
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TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th, 2017
SUBJECT: Consider, discuss and act upon financial statement for March 2017, and required budget amendments.

ACTION: Approve or Deny 4A EDC Financial Statements for March 2017 as presented

**Farmersville Economic Development Corp 4A
Investment and Budget Report**

March 2017

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A

REVENUE	2016-2017	2016-2017 REvised Budget
Sales Tax	\$220,000.00	\$220,000.00
Interest Earned	\$1,100.00	\$1,100.00
Total Revenue:	\$221,100.00	\$221,100.00
Expenses		
Administration		
Administration Assist	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Legal Services	\$2,500.00	\$2,500.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing /Sponsorship /Adv.		
Marketing/Promotion Expenses/Adv	\$-	\$7,410.00
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Small Business Conference	\$500.00	\$500.00
Total Expenses:	\$14,700.00	\$22,110.00
Development		
Collin College Project (sewer/street)	\$150,000.00	\$150,000.00
Zoning Ordinance Re-write	\$85,000.00	\$85,000.00
Fiber Optic Cable Study	\$-	\$-
Fiber Optic		
Waste Water	\$-	\$-
Facade Grant Program	\$50,000.00	\$50,000.00
Towne Centre Planning	\$-	\$-
Total Development Cost:	\$285,000.00	\$285,000.00
Total Expenditures	\$299,700.00	\$307,110.00
Revenue vs. Expenditures	\$78,600.00	\$86,010.00
From Reserves	\$163,600.00	\$163,600.00
Balance Budget		

Farmersville Economic Development Corp 4A
March 2017

Statement Balance 3-1-2017	\$277,620.76
Deposits:	
Sales Tax:	\$19,719.79
Cking Int .05%	\$12.06
CD Interest	\$67.12
Wire Fee Refund	
Cleared Checks	
 Statement balance 3-31-2017	<hr/> \$297,419.73

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 1285	\$(500.00)
 Balance 4-7-2017	<hr/> \$296,919.73 <hr/>

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2017

	FY 2017 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$173,140.08	\$201,976.01	\$208,126.79	\$230,622.32	\$248,432.07	\$277,620.76							\$-
Deposits														\$-
Sales Tax Collections	\$20,000.00	\$29,345.45	\$26,077.17	\$22,405.42	\$17,726.04	\$29,103.92	\$19,719.79							\$144,377.79
Interest Income during	\$1,100.00	\$7.77	\$8.50	\$9.19	\$9.40	\$10.01	\$12.06							\$56.93
Wire Fee			\$(10.00)	\$10.00										
CD Interest Earned		\$11.72	\$74.11	\$71.92	\$74.31	\$74.32	\$87.12							\$433.50
Total Revenue	\$221,100.00	\$202,566.02	\$228,125.79	\$230,622.32	\$248,432.07	\$277,620.32	\$297,419.73	\$-	\$-	\$-	\$-	\$-	\$-	\$144,868.22
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00	\$539.03												\$539.03
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$200.00	\$49.98												\$49.98
Legal Service	\$2,500.00													\$-
Marketing/Promotion Expenses	\$-													\$-
Marketing/Promotion Expenses/Advertising	\$7,500.00													\$-
Collin College Sponsorship	\$500.00						\$500.00							\$500.00
Small Business Entrepreneurship Conf	\$1,000.00													\$-
Farmersville Chamber	\$500.00													\$-
Farmersville Rotary	\$14,700.00	\$688.01	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,089.01
Total Expenditures														\$-
Directive Business Incentives														\$-
Zoning Ordinance Re-write	\$85,000.00													\$-
Collin College Project(sewer/street/electric)	\$150,000.00													\$-
Fiber Optic Cable	\$33,000.00	\$20,000.00												\$-
Facade Grant Program	\$318,000.00	\$-	\$20,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Development Cost														\$-
Total Expenditures	\$332,700.00	\$688.01	\$20,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,089.01
Revenue vs Expenditures	\$(111,600)													\$-
From Reserves	\$235,600.00													\$-
Balance Budget	\$-													\$-
Total Expenditures		\$688.01	\$20,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,089.01
Ending Bank Balance		\$201,976.01	\$208,126.79	\$230,622.32	\$248,432.07	\$277,620.32	\$297,419.73	\$-	\$-	\$-	\$-	\$-	\$-	\$-
CD Investment	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00							\$-
Texpool Balance	\$618,917.57	\$619,120.37	\$619,150.73	\$619,150.73	\$619,544.00	\$619,909.75	\$620,237.32							\$-
Interest Earned	\$201.14	\$201.14	\$202.08	\$240.36	\$283.27	\$265.75	\$327.57							\$1,520.17
Total Available Funds		\$1,070,893.68	\$1,077,246.16	\$1,099,983.06	\$1,118,076.07	\$1,147,530.07	\$1,167,687.05	\$-	\$-	\$-	\$-	\$-	\$-	\$-



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: April 20th 2017
SUBJECT: Consider, discuss and act upon meeting minutes for March 16th, 2017

ACTION: Approve or Deny March 16th, 2017 meeting minutes

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

February 16th, 2017

The Farmersville EDC met in regular session on March 16th, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, and Jason Lane. Absent, George Crump. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, John Hickman, and Margaret Rose.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:31 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, John Hickman, and Margaret Rose.

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S

Mr. White presented to the 4A EDC Board regarding commercial brokers at a national level, international level, state level, and regional level. There is an organization called the Site Selectors Guild, Mr. White stated he received this information from the Dallas Chamber. Dallas Chamber uses this organization heavily to communicate with people who are in the know of what is happening with companies looking to relocate. Currently there are (43) forty three organizations in the Site Selectors Guild. Mr. White said the best way to get the word out to these organizations is with a one page document stating Farmersville facts and what our City has to offer. Mr. White pointed out that some of these brokers on the list do have some experience in our area.

Mr. White said on a Texas level there is an organization called Texas Economic Development Corporation, promoting Texas at a national and international level. They do not necessarily help a specific City, their organization just provides the information on companies looking to relocate to Texas.

Chairman Meguire said it would not cost anything to send the information out to those brokers on the list. Chairman Meguire asked that we get the information out to these

brokers right away, Chairman Meguire asked Mr. White to have the information to the brokers by May 2017.

Mr. White said there is also the Texas Economic Council, they do training and seminars for economic development. Mr. White stated they offer a very good course that was recommended by Dallas Chamber. The course offered is for (3) three days and it trains people on the latest technic that is being used on how to promote Economic Development. They also provide conferences on the same subject.

Mr. White said Team Texas Group, they are devoted to helping their members bring economic development. They will go out as a team going to different states, actively looking for companies who want to relocate. They specifically help their members. Chairman Meguire asked how many members are there currently. Mr. White said he did ask for that information and should have it shortly.

Chairman Meguire said he really feels Team Texas Group would be a good direction to go. Chairman Meguire asked if a representative from Team Texas Group could attend our next meeting and give additional information. Chairman Meguire asked for this to be on the next regular scheduled meeting.

Next Mr. White presented the interactive map. Mr. White stated what we have done is used google earth, we used the information from the real estate brokers of property listed for sale and added the infrastructure available on those properties and cost. Chairman Meguire asked if the map only showed the City limits. Mr. White said his focus was the industrial areas available along Hwy 380. Chairman Meguire asked if we could include the properties available outside the City limits that we could annex in. Mr. Tedford said if we do that we could not offer any assistance due to the fact they are not in the City limits. Mr. White said his suggestion is to add only industrial sites available. Mr. Lane asked if we could look at the Frisco Interactive map. Mr. Lane showed the 4A EDC Board on how Frisco map works. It will show the information on the map of infrastructure, selling agent, P&Z information etc. Mr. Lane said it is a model to go off of. Mr. Lane will provide the cost of what GIS mapping would cost going thru the county. Mr. Lane will be placed on the next agenda to discuss cost of mapping. Chairman asked the cost per hour and to add TIRZ Zone, Traffic count, CCN etc. Mr. Lane asked if the City has license for GIS mapping. Mr. White said yes everything we do goes through Daniel and Brown Engineering. Chairman Meguire asked if Mr. White could have the cost available for adding the TIRZ Zone, etc., Mr. White said it may be a few meetings before he will have compiled all the information requested.

Mr. White discussed the drone presentation, first thing he did was a proposed outline of what we would like to see on the drone video. The person doing the drone video will need this to show where to go and what to do. Mr. White said we will show our strengths and opportunities and give a very brief history of Farmersville. Chairman Meguire asked

to point out how far we are from Dallas, Lovefield, and DFW. Also, include local businesses such as Gerdau, Tedford Chevrolet, and AFI. Chairman Meguire asked to be placed on the next regular scheduled City Council meeting for a budget amendment.

RECEIVE, CONSIDER AND DISCUSS PRESENTATION ON THE BACKGROUND FOR TEXAS WIDE OPEN FOR BUSINESS MAGAZINE

Margaret Rose with Conway who represents Texas Wide Open for Business. Ms. Rose stated the Texas Wide Open for Business is a publication that the Texas Governor Abbott office promotes. Conway is the publisher for Texas Wide Open for Business and have been in business for (65) sixty five years. Currently have (45K) subscribers. Over 85% percent of the subscribers are businesses that are actively searching to relocate. What we do is we have a custom content division over the last 3 years and ran by myself and a team, we work with several other states as well. In May 2017, 2,500 copies will be distributed to the Governor Office for distribution. Over the next 12 months we will produce 15K magazines that will go to the Governor's Office for distribution. We also distribute an electronic copy to Fact question subscribes, a weekly newsletter we do. We also, hold several events per year. We do things all over the world.

Mr. Tedford asked if we put something together with in the next 60 to 90 days when would the next publication come out. Ms. Rose stated it would be May 2018. Chairman Meguire asked the cost. Ms. Rose stated \$2,200 and up from there.

CONSIDER, DISCUSS AND ACT UPON NORTH TEXAS COMMISSION MEMBERSHIP

Mr. White stated this organization started in the 70's to promote the DFW airport, so what they have done has taken on big challenges in the region and promote organizations. Mr. White feels that we would not get a lot of play from this membership, what they do is promote what is really good for the region as a whole not just one area like ourselves. What I wanted to do is put this in front of you for your review. Chairman Meguire thanked Mr. White for the information.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion from Mr. Tedford to approve items for payment, second by Mr. Smith, motioned carried all in favor

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR FEBRUARY 2017

On a motion from Mr. Lane to approve February 2017 financials as presented, second by Mr. Tedford, motioned carried all in favor

CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM FEBRUARY 16th, 2017.

On a motion from Mr. Lane to approve meeting minutes from February 16th, 2017 as presented, second by Mr. Smith, motion carried all in favor.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Fiber Optic Cable

Camden Park

Collin College

Bond-Election

ADJOURNMENT:

Meeting adjourned at pm. 8:20

Kevin Meguire, President

ATTEST:

George Crump, Secretary