

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

February 15th, 2018

The Farmersville EDC met in regular session on February 15th, 2018 at 6:34 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, George Crump, Kevin Meguire, Robbie Tedford and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized Mayor Diane Piwko, Councilman Hurst, Randy Rice, and Donna Williams

CALL TO ORDER

Chairman Meguire convened the meeting at 6:34 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Mayor Diane Piwko, Councilman Hurst, Randy Rice, and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW, CONSIDER AND DISCUSS 2018 KEY INITIATIVE AREA GOALS (KIA'S)

Chairman Meguire started by stating the EDC board may have not had time to begin the research on the new 2018 KIA's. Chairman Meguire began with reviewing the funding mechanisms assigned to Mr. Smith and Mr. Lane. Mr. Smith stated he had begun research and started with TML League, also researched the comprehensive plan study on the funding sources allowed under the EDC section. Mr. Smith also had spoken with the City Attorney after City Council, asking if he is aware of any other existing funding facilities and if the EDC Board had previously issued any bonds. Mr. Lathrom stated since his tenor at the City he is not aware of any bond issuance under EDC. Mr. Lathrom also, suggested to review the language in the EDC by-laws to make sure the EDC board has the ability to borrow funds.

Chairman Meguire addressed the EDC Board regarding the Property purchase search that this will need to be discussed in an executive session. Mr. Tedford said he did get an opportunity to speak with Johnny Pat with Independent Bank. Independent Bank is extremely interested and already has the experience with the purchase of the property north of the ball park with CDC Board. Mr. Tedford stated the EDC Board is a little different compared to the CDC Board. CDC Board is keeping the property, whereas for the EDC Board will use the property as a business incentive.

Chairman Meguire asked if Mr. Smith and Mr. Lane will review the EDC Board by-laws, to make sure we can endure debt. Mr. Smith said this is critical issue and will review EDC by-laws to make sure we have the capacity to incur debt. Chairman Meguire stated that each board member has a task and to own it and come back together and see what we can do with the information.

Chairman Meguire stated the actual property search assigned to Mr. Crump and Mr. Tedford, they have not had the opportunity to begin research of actual property other than to say they have already talked with the bank about financing.

Chairman Meguire stated one of the KIA'S items was left off of the agenda, "Highway 78 and Highway 380 Outer loop". This project is assigned to Mr. Tedford, Mr. Crump and Chairman Meguire. Chairman Meguire stated this will be added to the next agenda for discussion. Mr. Smith wanted to add the retention program on the next agenda. Mr. Smith felt this program was a success last year and wants to continue. Chairman Meguire asked Daphne to add to the next agenda as well.

Chairman Meguire asked if Mr. White had anything to share regarding the broker visits. Mr. White stated he has meet with approximately 10 brokers, 3 more left to visit. One is scheduled for the 28th, Mr. Bobby Young with only 2 more to schedule and this project will be completed. Chairman Meguire asked now that we have meet with the brokers what is the next phase. Mr. White stated the brokers asked that we keep in touch, keep developing a relationship, send emails, and communicate when something is happening in our area. Chairman Meguire asked Mr. White in (4) months to send an email out to the brokers giving them an update of what is happening in Farmersville. Chairman Meguire asked how the board felt about contacting additional brokers. Mr. Tedford felt it would be best to stay with the brokers we have already contacted and develop that relationship.

Chairman Meguire asked the board if there were anything else they would like to discuss regarding the KIA'S. Mr. Smith want to bring up the Small Business Development information.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White updated the EDC Board regarding the Collin College. Mr. White had spoken with Dr. Bob Collins complete date is 2021. Dr. Collins stated they have selected their project manager for phase 2. Mr. White stated that part of this development the College is opposed to any freeways going in or near the College area taking up right of way. This could be detrimental to their development. Mr. White stated at the next regular EDC meeting give debrief on the NCTCOG plans on Highway 380. Chairman Meguire asked Daphne to add to next regular agenda. Mr. White spoke about the County Road 611, Collin College may help with the grant on Farmersville Parkway. Trying to get the

matching funds from Collin County. This grant will help access around the Collin College area. Collin College is going to research and get back with us. ATMOS is planning on installing a gas terminal west of Brookshire's, south side of Highway 380. Intent is to provide gas in the area and help with the bottle neck in this area. Started due to Camden homes and Collin College. Mr. Smith asked about the design work for the Collin Campus, when will it be completed. Mr. White stated they will complete the design work this year and Campus completed by 2021. City is trying to get a new transmission line for the campus and currently researching this with Garland. Will be talking to Texas New Mexico, funding is through TCOS. It is something the City has requested not a direct charge to the City.

CONSIDER, DISCUSS AND ACT UPON REGIONAL EDC COMMITTEE.

Mr. White said he had some info from Jason Greiner, he has contact info and is ready to get started. Mr. Greiner will draft letter to send out to area EDC's.

CONDISER, DISCUSS AND ACT UPON TEX 21 COMMITTEE

Mr. White stated he has spoken with Linda Harper, have a meeting set for March 16th, if anyone would like to attend. Chairman Meguire asked if the EDC Board wanted to pursue. Mr. White said he included some of the information in the packet a letter of support to join the group. Mr. Smith said one of the main functions is related to harbors. Mr. White said this is one of their key initiatives is to become a major sea port. Chairman Meguire asked if this politically tied can the EDC sponsor. Mr. White said this is a good point, but not aware of them favoring any party. Mr. Lane spoke with a lobbyist for major ports in Texas, he knew Mr. Dean and his comment is that Mr. Dean is really good at putting groups together. But not sure of concrete accomplishments. Mr. Lane felt that Mr. White go to this meeting and get more info before we make a decision. EDC Board was in favor of continued information

CONSIDER, DISCUSS AND ACT UPON COLLIN COLLEGE SCHOOL BUSINESS DISTRICT

Mr. Smith said this is the information he had brought to the EDC workshop. Small Business Development Center, what I would like to see is getting this information out to inform the public, promoting businesses, possibly having a workshop to promote this. Mr. Smith said this would be information an entrepreneur would need to get their business started. Mr. Smith said work with the Chamber, talk to the newspaper. Mr. Smith said having a little difficulty not sure how to bring this into town. Chairman Meguire said this sounds like a great program, maybe post to Cities website, have an ad in the paper. Mr. White stated one of the ideas was to have a satellite office to help support small business

district. Mr. White said this could be a goal of ours to help support the SBDC. Mr. Smith is going to compile information for the website.

RECEIVE UPDATE ON BIG D CONCRETE

Mr. White said City Council has signed an agreement with Big D and TIRZ will also have an agreement to install the waterline, will need to be signed before waterline is installed. A letter has not been signed by Big D as of yet. Deadline is February 16, 2018. Big D signed up for permits in December with the County and is working on contracts with KCS. Mr. Smith asked about LaForge, Mr. White said they are looking at expanding their land base right now.

CONSIDER, DISCUSS AND ACT UPON COMPREHENSIVE PLAN GRANT

Mr. White said in your package you have the outcome of this grant. Also, have additional handout, Land Use Section need to look at heavily. Mr. White asked to set up separate meeting to look over these two sections. Council wants us to get the comprehensive plan down. Mr. White asked to review the land use map, this has a lot of information, we will take this map directly to the brokers we are talking with currently. Mr. White said what we need to do is take the current land use map showing the industrial area locations. Mr. White is asking Daphne to send Land use map to EDC Board members. Mr. White asked to set up workshop to make changes to these two documents. Main Street is working on Central Business District, CDC is working on EDC portion, and Parks Board is working on Central Business District. Chairman Meguire asked so what are you wanting us to do. Mr. White said add to next meeting and review, or send me your comments in advance. Chairman Meguire asked to add to the next agenda. Both sections EDC and Land Use Map

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White said sewer system done at the site, working on completing storm water system, this is phase one. Received word today on the Texas Water Development Board Loan, deadline of the 15th. received email they intent to meet that, what this means is they are developing wording for FONZY. They put out a FONZY, waiting for responses. Bids went out for gravity main, force main, and lift station, this has been awarded and documents were signed today. Will be in place by June 2018 to support first home. In the Camden Park they have included 290 apartments units, 11 buildings, on 18 acre, south just behind water tower. Council consider tax abatement last night.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR JANUARY 2018, AND RQUIRED BUDGET AMENDMENTS

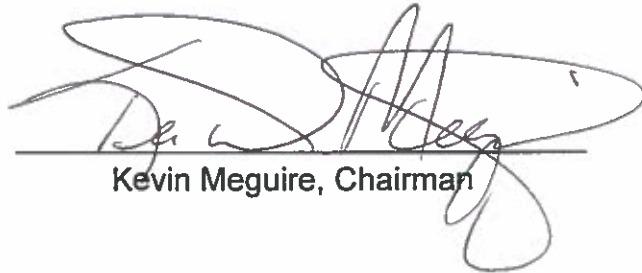
On a motion from Mr. Crump to accept financial statements as presented, but make it larger print, second by Mr. Smith, motion passed unanimously.

CONSIDER DISCUSS AND ACT UPON MEETING MINUTES FOR JANUARY 18TH, 2018.

On a motion from Mr. Crump to accept January 18th, 2018 meeting minutes as presented, second by Mr. Lane, motion passed unanimously


ADJOURNMENT:

Meeting adjourned at pm. 8:00



Kevin Meguire, Chairman

ATTEST:



George Crump, Secretary