



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
June 18TH, 2020 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on June 18th, 2020 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, Robbie Tedford and Randy Smith. Absent Bob Collins. Special guest recognized Councilman Dwain Mathers, Ben White City Manager, and Daphne Hamlin City Accountant

RECOGNITION OF CITIZENS AND VISITORS

No visitors

PUBLIC COMMENT

No Comment

CONSIDER, DISCUSS AND ACT UPON REQUEST FROM CHAMBER OF COMMERCE REGARDING FUNDING FOR ECONOMIC GROWTH AND

CONSIDER, DISCUSS AND ACT UPON CHAMBER OF COMMERCE ANNUAL BANQUET

Mr. Meguire chamber president addressed the EDC 4A Board regarding support for professional speakers during monthly luncheons to help support local businesses. Mr. Meguire stated he will be an ongoing liaison and plans attend meetings to get familiar with the board and their members.

Mr. Meguire is asking for \$250 a month to help sponsor speakers during monthly luncheons. Mr. Meguire stated he felt if we had more talented speakers it could help local businesses. Mr. Meguire is for \$3K to help support this idea.

Mr. Meguire stated typically EDC 4A Board sponsors a table at the Chamber Banquet. Due to COVID-19 banquet was moved to September.

Mr. Meguire asked if the EDC 4A Board had any questions.

Mr. Lane asked to keep as a line item in the budget for the banquet and stated that EDC 4A Board has supported this event in the past and will continue.

Regarding the funding for meetings Mr. Lane opened item up for discussion to the EDC 4A Board. Mrs. Piwko asked how much has CDC 4B Board contributed. Mrs. Eastman stated they have received \$15k. Mrs. Piwko stated even when the events are cancelled you still received the funds. Mrs. Piwko asked if this is in our realm to cover these meetings. Lunch and learns need to be an Economic Development event. Mr. Smith stated he has attended the lunch and learns and they have been business related. Recently it's been towards marketing and social meetings. Talking about general business.

Mr. Meguire stated he understands the concerns the EDC 4A board has. We just need the ability to get the type of speakers to be in that light and in that realm. Mrs. Piwko stated just as long as we stay in that realm. Mr. Tedford asked is this something you are needing in the next budget year. Mr. Meguire stated it is needed for upcoming budget year. Mr. Tedford felt it is in our scope and sounds interesting. Something we need to double check and make sure it is in our scope to fund. Mr. Lane stated without a vote the consensus is to move forward. Just need to verify that it is within our scope.

Mr. Meguire stated some businesses are hurting, having tough times and appreciate the consideration and support of the EDC 4A board.

CONSIDER, DISCUSS AND ACT UPON REQUEST FOR FAÇADE GRANT

Mr. Grupido addressed the EDC 4A Board on his request for a Façade Grant. Façade Grant is for a renovation of the cotton gin. Plans are to redo the whole building. Mr. Grupido stated he feels it will bring traffic to the down-town area. We can add a bar since our business will be moving and we are not near the school. Mr. Grupido stated they will keep true to the character of the cotton gin building.

Mrs. Piwko asked about the artist rendering, it does not have the silos. Mr. Grupido stated structurally they are pretty unsound. Plans and my desire is to pick them up and move them back somewhere as a décor piece. I do plan to keep them. Mrs. Piwko stated this part of the property is in the historical district. Mrs. Piwko asked if there have been any soil samples. Mr. Grupido said yes already completed. Only thing I'm waiting on is funding from the bank. I was told the bank will probably be looking next month at new applications and I will have financing in place. One thing that will be a challenge is scheduling

Mrs. Piwko stated your building in Royse City is a very nice facility. Mr. Grupido said they will have a larger bar here in Farmersville. Only reason we ended up with a bar in Royse City, it was a City requirement. Mr. Grupido stated first and foremost we are a family restaurant. When you walk in the front you will not even realize that there is a bar.

Mr. Lane asked if the EDC 4A board had any questions. Mr. Tedford stated that the financing will be required up front and no funding or reimbursement upfront. Mr. Tedford stated when we award the project and it is not started would be the biggest problem we can run into. Will this be something to award this year or next year? Mr. Grupido stated hopefully to start as fast as humanly possible.

Mr. Grupido stated he thinks he will start within 4 to 6 weeks. Mr. Lane stated once financing goes thru we can approve the façade grant at next meeting. Mrs. Piwko stated we are talking about 2 separate business or just owner. Mr. Tedford stated no just the owner per project.

Mr. Tedford asked to place the façade grant on next agenda.

Mr. Smith stated façade grant looks very good. Are you going to be doing this in phases? Don't see any HVAC or plumbing. Are you going to work the whole thing at once? Mr. Smith stated you talked about the lender not able to kick it off, have you looked into USDA. Mr. Grupido stated that is who is going through.

Mr. Smith asked Mr. White if the cotton gin is in the TIRZ district. Mrs. Piwko stated it is outside. Mr. White stated not sure but will review.

CONSIDER, DISCUSS AND ACT UPON FUNDING RELATED TO COLLIN/FARMERSVILLE PARKWAY AND COLLIN COUNTY STREET GRANT

Mr. White brought this item up do to gap between what we budget and what the project bid for. RPM is the awarded contract at a total cost of \$ 5.15 million. Mr. White stated available funds are \$3.65 million. We can cut scope if needed. But would like to retain project as is. Project will go from highway 380 and county road 611 go north to the big bend in the road and past Camden by the curve to the west. Concrete goes to the second entrance of Camden Park. Mr. White stated we can cut cost by \$250k by not extending past Camden Park. Other way is to reduce eastward part of the project.

Mr. White stated he would like to save the project. I'm not asking for you to make a decision today but think about it and come back with a proposal with several funding options. Another complicating thing would be get another bond or extend the bond. Mr. White stated he would like to work with someone off this board to help placing deals together for both TRIZ and EDC 4A Board.

Project is scheduled to be completed by end of year 2020. We do not want to delay construction because the college is being constructed fast and looks as though they may done early 2021.

Mr. White stated we know we have a set budget but trying not to cut scope.

Mr. Lane stated he would be interested on what the board take is on this. We have a development agreement with the college. Mr. Lane stated some point TIRZ take the. Mrs. Piwko stated since we have the funds we could loan funds to the City. Mr. Tedford stated this would not be a loan. Mr. White said if we get a bond the repayment would come out of 4A EDC Board and/or TIRZ Board.

Mr. White stated we did not receive the county grant because we did not rate high due to inability to solve congestions problems. Mr. Lane stated we can look at what Mr. White has to offer and see if we can support and look at hard numbers. EDC 4A board will see what you have and what we can do.

Mrs. Piwko motioned to appoint Mr. Smith or Mr. Tedford due to financial background. Mr. Tedford volunteered. Mr. Smith stated at one point there was consideration of talking with Camden. Mr. Smith stated maybe a good time to approach that. Mr. White stated we are doing this for all the citizens of Farmersville. Mr. Smith stated I can see this directly related to TIRZ. We are sales tax would this be related, Mr. Lane stated he agrees that TIRZ should take the biggest part but let's get some numbers together and be willing to hear out what Mr. White has as a proposal.

RECEIVE UPDATE ON COMMERCIAL METALS COMPANY SITE VISIT

Mr. White stated CMC is a large fabrication facility of rebar. Placed on 18 wheelers and shipped to job site. Owner Alan Jones and currently they are in a rented facility. What that means to me is they will need a new facility. Currently they are the number one sales tax producer in the City.

Mrs. Piwko asked how many employees. Mr. White stated not sure but what he saw was approximately 30.

Mr. White stated they are currently looking at expanding. Mr. White stated that the City is here to help.

Mr. White stated they are COVID 19 aware they do not want to lose their production staff.

CONSIDER, DISCUSS AND ACT UPON EDP BEST PRACTICES RECOMMENDATION

Mr. White presented an EDP Best Practice website. Gave an overview of the website. Mr. Greg Last does consulting in the area. Presented what type of product he produces. (See attachment)

Mr. White suggested to bring Mr. Last to the next meeting just hear what he has done for other cities and believe this would be a great tool for us. He has the ability to produce items such as planning documents etc.

Mrs. Piwko asked if you are proposing to place him on a retainer. Mr. White stated not proposing anything at this time.

CONSIDER, DISCUSS AND ACT UPON LOCAL AREA EDC COALITION

Mr. White contacted more cities have everyone on board not a problem to kicking this off with what we got. Greeneville suggest first meeting with NCTCOG. Each city will sponsor a lunch and talked about development in area.

Mrs. Piwko asked can we have these meetings streamed. Mr. White stated stay with what the other cities are doing. Currently it is an EDC directors meeting.

CONSIDER, DISCUSS AND ACT UPON WEBSITE/MISSION STATEMENT/SMALL BUSINESS DEVELOPMENT

Mr. Smith stated on City website in our mission statement is states that we are participating in advancing retail sales. Seems our emphases should be industrial. Mr. Smith stated should we leave retail in our mission statement and pursue that as well. If we are not interested do we need to amend our mission statement? Mr. Lane proposed if you have the time look and see what we can do to improve the language in our mission statement. Mrs. Piwko stated we should high lite the hi industrial area.

RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES

Mr. Smith spoke with EDC in the City of Anna. They have received funding through agriculture. Seems if it is available this should be something we need to look at. City of Anna had limited success, but accomplished initial goals. City of Anna still has the program but currently not active. Mr. Lane stated the City of McKinney has used USDA, I can contact them for info about the grant and available funding. Mr. Lane asked if the board agreed for him to contact USDA and to see what is available Mr. Lane stated if there are funds available we need to look into it.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

Motion by Mr. Tedford to pay bills as submitted (Kimley Horn \$7,420.00 thoroughfare plan), second by Mrs. Piwko. Motion passed all in favor

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR JANUNARY, FEBRUARY, MARCH AND APRIL 2020 AND BUDGET AMENDMENTS

- o Motion made by Mrs. Piwko to approve January, February, March and April, 2020 financials as submitted, second by Mr. Smith. Motion passed all in favor.
- o Motion to move matured certificate of deposit to Texpool by Mr. Tedford, second by Mrs. Piwko. Motion passed all in favor

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JANUARY 16TH, 2020

- o Motion made by Mr. Piwko to approve January 16th, 2020 minutes with changes, second by Mr. Smith Motion passed all in favor.

CITY MANAGER REPORT

- o Collin College construction continues.
- o Reliable delivers 300 yards per day.

- Martin Marietta platted and building entrance of Highway 380 they are not in the City
- Mrs. Piwko stated a local business owner was concerned and asked if they are still in good standing.
- Nelson Brothers no new activity.

- Food truck sales/ City Ordinance not allowed in City / can allow under special use permit.

- TEX 2 did not attend

- CARES act fund received 168k. Below rules surrounding funding
 1. Unbudgeted items.
 2. Covid 19 related

- Lake Haven Mud, platting has started over 3,000 homes. They are trying to get their funding in line.

BUDGET WORKSHOP

Mr. Tedford suggested separate meeting for budget workshop.
 Schedule next regular meeting,

REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Update on internet providers
- Website language
- Land use thoroughfare
- USDA
- Façade grant
- Sales tax report in City Manager Report
- Highway 380/78 update in City Manager Report

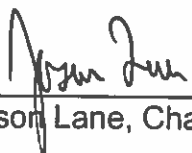
ADJOURNMENT

Mr. Lane adjourned the meeting at 8:19p.m.

ATTEST:

APPROVE:

 Diane C. Piwko, Secretary



 Jason Lane, Chairman