

### FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION Regular Agenda

6:00 June 16<sup>th</sup>, 2022

**City Hall Council Chambers** 

205 S. Main

Farmersville, TX 75442

### **WATCH THE LIVE BROADCAST**

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

- Call to order and roll call.
- Announcements

### II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)

If you wish to address the Farmersville Economic Development Board 4A on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Staff before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Farmersville Economic Development Board 4A for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Farmersville Economic Development Board 4A regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

### III. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial, or "housekeeping" items required by law. Board members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Farmersville Economic Development Board will consider and act on each item so withdrawn individually.

A. Meeting Minutes for March 17, 2022, and May 26<sup>th</sup>, 2022

B. EDC Financial Report March 2022, April 2022 and May 2022.

### IV. REGULAR AGENDA

- A. Consider, discuss, and act upon façade grant application
- B. Greg Last with EDP Best Practices to present Local & Regional Profile
- C. Benjamin White, City Manger to present Fiber Optic Plan.
- D. Consider, discuss, and act upon items for payment.

### V. BUDGET WORKSHOP

### VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS

### VII. 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 June 13<sup>th</sup>, 2022, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Daphne Hamlin 4A EDC Liaison

Agenda Section	Consent Agenda
Section Number	A. Meeting minutes for March 17 <sup>th</sup> , and May 26 <sup>th</sup> , 2022
Subject	Meeting minutes
То	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	June 16th, 2022
Attachment(s)	March 17 <sup>th</sup> and May 26 <sup>th</sup> , 2022 minutes
Related Link(s)	
Consideration and Discussion	Approve or Deny
Action	<ul> <li>Motion/second/vote</li> <li>□ Approve</li> <li>□ Approve with Updates</li> <li>□ Disapprove</li> <li>• Motion/second/vote to continue to a later date.</li> <li>□ Approve</li> <li>□ Disapprove</li> <li>• Move item to another agenda.</li> <li>• No motion, no action</li> </ul>



# CITY OF FARMERSVILLE FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES MARCH 17, 2022, 6:00 P.M. COUNCIL CHAMBERS, CITY HALL 205 S. Main Street Farmersville, TX 75442 WATCH THE LIVE BROADCAST

### I. PRELIMINARY MATTERS

Matt Crowder opened the meeting at 6:00 p.m. on March 17, 2022, in the City Hall Council Chambers with the following board members present: Matt Crowder, Robbie Tedford, Randy Rice, Elise Bobitt and Jeff Sydney. City staff present, City Finance Daphne Hamlin. Councilman Terry Williams and Randy Smith.

### II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)

Chamber banquet will be held on April 23rd if you are planning to attend, please let me know so we can have a head count we have a table for EDC.

### III. CONSENT AGENDA

### A. <u>CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR FEBRUARY</u> 17<sup>TH</sup>, 2022

- o Motion to approve meeting minutes as written made by Robbie Tedford
- Second by Randy Rice
- Motion passed unanimously.

### B. CONSIDER, DISCUSS AND ACT UPON FINANCIAL REPORT FEBRUARY 2022

- Motion to approve the financial report as submitted by Robbie Tedford
- Second by Jeff Sydney
- o Motion passed unanimously

### IV. REGULAR AGENDA

CONSIDER, DISCUSS AND ACT UPON THE COMMUNITY PROFILE PROGRESS FROM MR. GREG LAST



Mr. Crowder wanted to recognized and thanked Mr. Williams for helping with this project. I have seen several emails going back and forth of all the progress. Mr. Last is engaged and getting things done. Everything is going well and asked if Mr. Williams had anything to add.

Mr. Williams stated that there is a questionnaire received from Mr. Last and city staff is currently working on it and making progress on getting this completed.

Mr. Crowder asked if there is anything else we need to discuss on this subject. Nothing we need to do but let the process run its course

### CONSIDER, DISCUSS, AND ACT UPON BUSINESS RETENTION PROGRAM

Mr. Crowder and Mr. Williams visited with the new business starting up in town (Black Bike)

Mr. Crowder asked why they picked Farmersville to start their business. Mr. Elliott said the town felt right good cooperation from city council.

Mr. Crowder stated their intention is to restore the south and west end to a dealership look. Spoke about the façade grants and rules. Currently occupying north side of the building making wheel spokes, chrome, a lot of this is online. They are interested in bringing it back to original state and have a window where you can watch the production process. They have the façade grant, and they may come before the board and ask for help.

Mr. Williams stated they may also have a restaurant as well in the same building on west side.

Mr. Crowder has discovered it is best to call and schedule a time to visit with companies.

Mr. Crowder stated visiting with Champion Container they discussed the biggest problem is parking. In the past they have spent 15k for parking. Employees have increased from 30 to 45. Having problem with trailers and employees are parking on the street. Mr. White approached him about parking issue and leasing space, but they are not interested in parking lot space lease. The other issue that historically trying to bring other businesses to Farmersville has been difficult because the City is not great in offering tax incentives. Another city offered a company moving ten acres and tax incentives. Suggested working on incentives.

Mr. Crowder stated need to rethink our strategy on visiting businesses. Not sure what we can do about the parking issue. Mr. Crowder stated finding out that there is not a lot we can do when we get past the façade grant. Are we looking at this the wrong way? Is there a low budget way to help with parking?

Mr. Tedford stated not sure what the situation would be if we pay for a public parking lot. How do you keep others from parking? If you have a lease with them, it may not be an issue.

Mr. Sydney stated at a low cost maybe that's the concern

Mr. Crowder stated it will have to be a low amount.

Mr. Tedford I am not sure you can offer to just one company. Maybe bid out.

Ms. Bobbitt stated it looks as though it may be a bid situation.



- Ms. Bobitt asked if there is an easement?
- Mr. Crowder stated he would like to know what space is available.
- Mr. Rice stated do not think city ordinance will allow rock for paving.
- Mr. Crowder, we need to ask Mr. White what space is allowed. Ask Mr. White's input are we causing more issues.
- Ms. Bobitt asked how much this inhibiting business is from going there because of parking issue.
- Mr. Tedford stated if we do this parking lot, we must open it up to everyone. Need to have the same opportunity for all the business in that area.
- Ms. Bobitt stated she has worked in a city where you did have to bid on parking spaces.
- Mr. Crowder stated there will have to be boundaries. If everyone agrees I will reach out to Mr. White for more information.
- Mr. Crowder asked why we are waiting on training. Feel we need to move forward
- Ms. Bobitt, we need to find out what we can offer.
- Mr. Tedford stated know that we have visited with these companies it would be a good idea to move forward with training.
- Mr. Crowder then what we need to do is figure out when we can do the incentive training.
- Invite City Council 4b, TIRZ, Planning and zoning. Schedule meeting in April

### CONSIDER, DSICUSS AND ACT UPON EMAIL SURVEY REVIEW

- Mr. Crowder stated he wrote some questions down to ask when we do talk to people.
- Ms. Bobitt does this need to be answered here or can we discuss and send in responses.
- Mr. Sydney asked is this going to be emailed out to customers.
- Mr. Crowder stated this is more of an in-person discussion

### CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

- Motion to approve items for payment (City of Farmersville, \$262.50, TEX-21 \$2,500.00) as submitted made by Mr. Sidney
- Second Ms. Bobitt



o Motion passed unanimously

### REQUESTS TO BE PLACED ON FUTURE AGENDAS

Training during next meeting invite TIRZ, Council, 4B, Planning and Zoning Parking update

ADJOURNMENT: 6:41p.m.	
ATTEST:	APPROVE:
Randy Rice, Secretary	Matt Crowder, Chairman



# FARMERSVILLE Economic Development Corporation City Council Community Development Corporation Tax Increment Reinvestment Zone SPECIAL TRAINING MINUTES May 26<sup>th</sup>, 2022, 6:00 p.m. Council Chambers, City Hall 205 Main Street

### PRELIMINARY MATTERS

Matt Crowder opened the meeting at 6:00 p.m. on May 26<sup>TH</sup>, 2022, in the City Hall Council Chambers with the following board members present: Matt Crowder, Robbie Tedford, Randy Rice, Elise Bobitt and Jeff Sydney. City staff present, City Manager Ben White, City Finance Daphne Hamlin. Councilman Mike Henry, Mayor Bryon Weibold, Farmersville Commnity Development Corp Board members Donna Willams and Stephen Caspari, TIRZ Board member Tommy Ellison, and Advisory Board member Randy Smith.

### **SPECIAL AGENDA**

### A. <u>LOCAL INCENTIVES TRAINING PRESENTED BY GREG LAST WITH EDP BEST PRACTICES</u>, LLC.

Mr. Greg Last a Certified Economic Development Manager started own business in 2013 working with 80 plus cities.

Mr. Last will give a power point presentation on local incentive's – what we can do to manage within our own city.

Mr. Last has written twenty-three different policies related to the presentation

Attached is a copy of the presentation given to the board members

ADJOURNMENT: 8:00 p.m.

ATTEST:	APPROVE:
Randy Rice, Secretary	Matt Crowder, Chairman



### **Local Incentives Overview**

- Terminology / Definitions
- Statutory authorizations
- Project limitations
- Special districts
- Fund sources and uses
- Potential local incentives
- Examples



Introduction

### **Terminology / Definitions**

- <u>Incentives</u>: Any number of inducements that an agency / community / state might offer to a prospect to entice them to remain, expand, or locate within a preferred area
- Incentive Agreement: An agreement identifying business requirements and Agency incentives (Abatement, 380, PA-Perf. Agrmt.)
- <u>Grants</u>: Funds provided to businesses in exchange for performance per Ch. 380 or PA
- Recapture (Clawbacks): Clause to require repayment of incentives if they don't perform



Introduction

### **Terminology / Definitions**

- Primary Jobs: Defined in LGC Ch. 501
  - A job that is available at a company for which a majority of the products or services of that company <u>are ultimately exported</u> to regional, statewide, national, or international markets infusing new dollars into the local economy; and
  - Included in one of the identified sectors of the North American Industry Classification System (NAICS)
  - Links to LGC on website



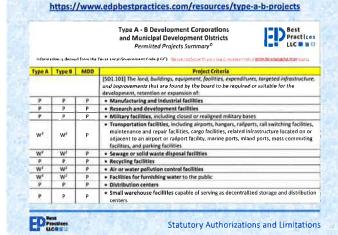
Introduction

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Statutory Authorizations and Limitations

Type A Corporation	Type B Corporation	Municipal Dev. District
Created by LGC 501-505	Created by LGC 501-505	Created by LGC 377
A corporation	A corporation	A political subdivision
Files Articles of Incorp	Files Articles of Incorp.	NA, not a corporation
Bylaws required	Bylaws required	Authorized to adopt governing rules
Boundary: City Limits	Boundary: City Limits	Boundary: Any portion of City or ETJ limits
1/8, 1/4, 3/8, or 1/2 of 1%	Same	same
BOD: At least 5, appt. by CC, no residency reqmts.	7 members, appt. by CC, 3 cannot be employees, officers or CC members, residency restrictions	At least 4, appt, by CC, no restrictions
Subject to Open Mtgs Act	Subject to Open Mtgs Act	Subject to Open Mtgs Act
Mtgs In City or County	Mtgs in City or County	Mtgs in City

Type A Corporation	Type B Corporation	Municipal Devel. District		
-Public hearings not req for Type A projects -Public hearings reqd for Type B projects. -Can do B if election held or adopt ord if <7,500 -Plus 2 separate readings reqd by CC if \$10,000 or >	1 public hearing reqd. unless project defined in LGC 501 and pop < 20,000	No publications, public hearings or PA's required		
60 day waiting period after 1 <sup>st</sup> notice to expend funds for Type B project	60 day waiting period after 1 <sup>st</sup> notice to expend funds for Type B project	None		
Subject to Public Inf. Act	Subject to Public Inf. Act	Subject to Public Inf. Act as political subdivision		
Source: Summary by Messer-Fort-McDonald dated 2020				
See EDP Type A-B-MDD Permit	ted Projects Summary for compa	arison of projects		



### **Tax Freeze**

- Typically used in conjunction with significant improvements to a property
- Frequently "Historic" renovations
- Freezes the City portion of Ad Valorem taxes for a specified number of years
- · Could be an incremental increase
  - -Year one 100% grant back of increase in taxes
  - Year two 80% granted back
  - -...After 5 years they pay all taxes due w no grant



**Unique Incentive Programs** 

### ISD Value Limitation

- Authorized in Chapter 313 of Texas Tax Code
- A school district may enter an agreement electing to temporarily tax only a set amount of the investment for a period of up to 10 years
- Limit only applies to maintenance and operations tax (M&O) amounts
- The limitation does NOT remove property from the tax rolls – it delays the time that new investments go on to the tax rolls at full value



Ad Valorem Tax Relief

### **ISD Value Limitation**

- Required Investment: Differs depending on property value of district. A higher level of investment is required in very large or property-wealthy districts. Smaller / rural districts may offer a more advantageous lower value limitation.
- Eligible Property: Land, buildings, and certain tangible BPP, such as machinery and equipment, but NOT inventories



Ad Valorem Tax Relief

### **Freeport Exemption**

- Authorized by Texas Tax Code
- The Freeport Tax Exemption is a property tax exemption that includes various types of property detained in Texas for a short period of time
- The Freeport goods qualify if they leave Texas within 175 days from the date they are brought into or acquired in the State
- "Triple Freeport" = City / School / County



Ad Valorem Tax Relief

### Grants

- More "performance based"
- · Less notices, hearings, cost, no "zone"
- Individual business: A portion of the City sales taxes paid by customers of the business are granted back to the business
- Retail development: A portion of the City sales taxes paid by customers of all businesses in the development is granted to developer



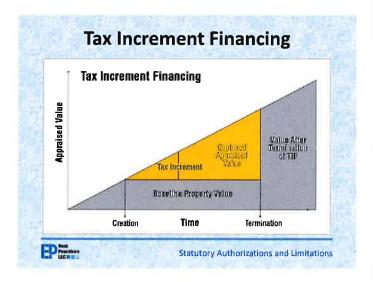
Grants

### **Tax Increment Financing**

- <u>Authorized by</u>: Chapter 311 of the Texas Tax Code
- Must create Reinvestment Zone
- Develop Project Plan and Financing Plan
- Real Property AV Taxes and / or Sales Taxes
- The incremental increase in taxes above a base goes back into the Reinvestment Zone
- Be careful when it starts, time flow of \$



**Statutory Authorizations and Limitations** 



### **Public Improvement Districts**

- Authorized by: Chapter 372 of the LGC
- Governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's ETJ.



**Statutory Authorizations and Limitations** 

### **Exactions – Impact Fees**

- Attorneys differ on a City's ability to "waive" Impact Fees
  - Can be "credited" against a qualifying project
  - Can be paid and then "granted" back
- Must be "eligible improvements" [on CIP]
- Do not give up any "pass-thru" fees (Regional water supplier)



Fee-Related Incentives

### **Exactions**

- Park Dedication Fees
  - Can meet by dedication of park land or payment of fees
  - Rarely used on commercial properties, can be waived / credited with any kind of open space
- Storm Drainage Mitigation Fees
- Pro-rated participation in down-stream costs



Fee-Related Incentives

### **Employment Related Incentives**

- Relocation Assistance: A grant amount per employee that relocates to the City
- <u>Cash for Jobs</u>: A grant for each job created (better terminology is Employment Grant)
- Employee Recruitment Assistance: A grant amount to provide assistance in the recruiting of employees
- <u>Desired Salary</u>: A grant only for those positions that meet a minimum salary



**Employment Incentives** 

### Land / Building Related

- <u>Free Land</u>: Land conveyed from the EDO to the business for free
- Free Building: A building conveyed from the EDO to the business for free
- <u>Build-to-Suit / Leaseback</u>: City / EDO builds a building to the specifications of a business and they lease it



Land / Building Incentives

### **Asbestos Program - Temple**

- Provide a 1:1 matching-grant for an ownerinitiated asbestos survey of a building and for asbestos abatement for a building on eligible property
- Eligible costs include professional fees, labor costs, select demotion / removal costs, and replacement materials



Unique Incentive Programs

### "Creative" Incentives

- Country Club Memberships
- Tickets to entertainment / sky boxes
- Street Naming
  - -Bass Pro Drive Grapevine
  - ATT Drive Arlington
  - -1 Cabela Drive Fort Worth
- Signage
  - Variances as to size and location
- Shotguns / entrance gates / boots / etc.



Creative Incentives

### **Local Incentive Examples**

- Ad Valorem Taxes (City only)
  - -50% tax abatement on the real and tangible BPP for 10 years
  - Step down tax abatement of 40% 30% 20% -10% for 4 years
  - -100% grant back of all AV taxes for a period of 10 years from the date of voluntary annexation



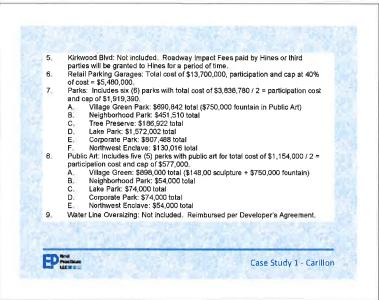
**Local Incentive Examples** 

### Sales Taxes

- Grant back 50% of all sales taxes collected by the City for a period of 5 years
- Grant back 50% of sales taxes collected towards cost of parking garage, NTE 50% of the actual cost of the garage
- HO1
  - Grant back 50% of HOT collected by the City for use in marketing and promotion of hotel
- Grant back NTE 15% of HOT collected for 4 years and NTE 50% of the cost of sculptures in park



Local Incentive Examples





### **City Incentives Used**

- Grant 80% of the Ad Valorem real and business personal property
- · Construct 4-lane blvd. adjacent to property
- Construct 12" water line along frontage
- Construct 8" sewer line to property
- Reduce fees by 50%
- Waive Park Dedication requirements
- Shorten approval process where possible



Case Study 2 – Forest Park Medical



Agenda Section	Consent Agenda
Section Number	B. EDC Financial Report March, April, and May 2022
Subject	Financial Report
То	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	June 16th, 2022
Attachment(s)	March, April, and May 2022 Financial Report
Related Link(s)	
Consideration and Discussion	Approve or Deny
Action	<ul> <li>Motion/second/vote</li> <li>Approve</li> <li>Approve with Updates</li> <li>Disapprove</li> <li>Motion/second/vote to continue to a later date.</li> <li>Approve</li> <li>Disapprove</li> <li>Move item to another agenda.</li> <li>No motion, no action</li> </ul>

# Farmersville Economic Development Corp 4A March, April and May 2022 Financial Budget Report

### Farmersville Economic Development Corp 4A March 2022

Statement Balance 3-01-2022

\$323,238.08

Deposits:

Sales Tax: Cking Int .27%

Cleared Checks (1340-1343) Ending Balance:

\$29,815.64

\$76.27

\$(7,262.50) \$345,867.49

**Outstanding Transactions** 

Sales Tax

**Transfer to Texpool** 

**CD** Interest

**Oustanding checks** 

Balance 4-11-2022

\$345,867.49

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2022

Beginning Bank Balance Deposits Sales Tax Collections Interest Income cking (7909)														
Beginning Bank Balance Deposits Sales Tax Collections Interest Income cking (7909)	Budget	October	November	December	January	February	March	April	May	June	July	August	September	E,
Deposits Sales Tax Collections Interest Income cking (7909)		\$159,643.94	\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08					×		
Sales Tax Collections Interest Income cking (7909)														
Interest Income cking (7909)	\$304,800.00	\$25,431,45	\$33,746.85	\$30,193,53	\$32,479,37	\$34,279.41	\$29,815.65							\$185,946.26
	\$5,200.00	\$44.59	\$47.91	\$60.91	\$69.84	\$70.43	\$76.27							\$369.95
Loan Repayment	\$7,866.00	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04		The state of the s							\$10.488.16
Transfer to now account														
Transfer to Texpool														
Prior year expenses			\$(2,357.06)	\$(760.00)										
Now Account Interest (8452)		\$975.16	\$472.09	\$487.95	\$488.08	\$440,95	\$437.90							\$3,302.13
Texpool Interest		\$2.12	\$2.29	\$2,38	\$2.35	\$3.51	\$9.46							\$22.11
Total Revenue	\$317,866.00	\$ 187,742.02	\$ 221,801.76	\$ 253,716.99	\$ 288,888.24	\$ 323,238.08	\$ 348,630.00 \$					•		\$ 200,128.61
Expenses:														
Administration Expenses														
Administration	\$1,000.00													ь
Meeting Expenses	\$1,000.00		\$201.25											\$201.25
Dues/School/Travel	\$5,200.00													ь
EDC Position	\$40,000,00													
TEX 21	\$2,500.00													ob
Office Supplies	\$200.00						\$2,500.00							\$2,500.00
Legal Service	\$2,500.00						\$262.50							\$262.50
Total Administration	\$52,400.00													o,
Marketing/promotion Expenses	sesues													'n
Marketing/Promotion Expenses/Advertising	\$8,000,000													
Website update	\$7.500.00													ė e
Rotary Sponsorship	\$500.00													
Chamber Sponsorship	\$1,000.00					\$1,000,00								\$1 000 00
Small Business														
Entrepreneurship Conf	\$500.00													υh
Collin College Sponsorship	\$3,500.00					\$3,500.00								\$3,500.00
Total Expenditures	\$73,400.00	d	\$201.25		ů,	\$4,500.00	\$2,762.50		*	۵		۵	٨	\$7,463.75
Directive Business Incentives														ę
Edc Action Plan	\$30,000.00													ò
Collin College Road	\$244,000.00													ob u
Total Development Cost	\$314,000.00													h e
Total Expenditures	\$387.400.00	a.	\$201.25	J	J.	\$4.500.00	\$2.762.50	J	3	ن	J	3		47 AR3 75
Revenue vs Expenditures	(\$69,534)										ě.			
From Reserves	\$69,534.00													
Total Expenditures			\$201.25	9	*	\$4,500.00	\$2,762.50		The state of the s				A STATE OF THE PERSON NAMED IN	\$7,463.75
Ending Bank Balance		\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08	\$345,867.50							
Now Account		\$1,914,598.89	\$1,915,070.98	\$1,915,558.93	\$1,916,047.01	\$1,916,487.96	\$1,916,925.86							
Texpool Balance		\$72,420.70	\$72,422.99	\$72,425.37	\$72,427.72	\$72,431.23	\$72,440.69							
Total Available Funds		\$2,174,761.61	\$2,209,094.48	\$2,241,701.29	\$2,277,362.97	\$2,307,657.27	\$2,335,234.05	÷	è	-8-	Ŷ	\$	-\$	

## Farmersville Economic Development Corp 4A April 2022

Statement Balance 4-01-2022

\$345,867.49

Deposits:

Sales Tax: \$27,969.14
Cking Int .27% \$89.42
Cleared Checks

Ending Balance: \$373,926.05

### **Outstanding Transactions**

Sales Tax

**Transfer to Texpool** 

**CD Interest** 

**Oustanding checks** 

Balance 5-13-2022 \$373,926.05

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2022

	FY 2021													
	Budget	October	November	December	January	February	March	April	May	June	July	August	September	ΥTD
Beginning Bank Balance		\$159,643.94	\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08 \$	345,867.49						
Deposits						The state of the s	-							
Sales Tax Collections	\$304,800.00	\$25,431,45	\$33,746.85	\$30,193.53	\$32,479.37	\$34,279,41	\$29,815,65	5 27,969.14						\$213,915.40
Interest Income cking (7909)	\$5,200.00	\$44.59	\$47.91	\$60.91	\$69,84	\$70.43	\$76.27 \$	89.42						\$459.37
Loan Repayment	\$7,866.00	\$2,622,04	\$2,622.04	\$2,622.04	\$2,622.04			The second						\$10 488 16
Transfer to now account														
Transfer to Texpool														
Prior year expenses			\$(2,357.06)	\$(760.00)										
Now Account Interest (8452)		\$975.16	\$472.09	\$487,95	\$488.08	\$440.95	\$437.90 \$	472.67						\$3,774.80
Texpool Interest		\$2.12	\$2.29	\$2,38	\$2.35	\$3.51	\$9.46							\$40.28
Total Revenue	\$317,866.00	\$ 187,742.02	\$ 221,801.76	\$ 253,716.99	\$ 288,888.24	\$ 323,238.08 \$	\$ 348,630.00 \$	373,926.05 \$	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		•			\$ 228,678.01
Expenses:														1
Administration Expenses	9													
Administration	\$1,000.00													ь
Meeting Expenses	\$1,000.00		\$201,25											\$201,25
Dues/School/Travel	\$5,200.00													υ'n
EDC Position	\$40,000.00													
TEX 21	\$2,500.00													64
Office Supplies	\$200.00						\$2,500.00							\$2,500.00
Legal Service	\$2,500.00						\$262.50							\$262,50
Total Administration	\$52,400.00													ų,
Marketing/promotion Expenses	benses													Ŷ
Marketing/Promotion	000													,
Website indate	\$7,500,00													d o
Rotary Sponsorship	\$500 00													9 6
Chamber Sponsorship	\$1,000,00					\$1,000,00								61 000 00
Small Business						00000,19							100	00.000,14
Entrepreneurship Conf	\$500.00													ų,
Collin College Sponsorship	\$3,500.00					\$3,500.00								\$3,500.00
Total Expenditures	\$73,400.00	÷	\$201.25	4	i,	\$4,500.00	\$2,762.50		*			*	J.	\$7,463.75
Directive Business Incentives														6
Edc Action Plan	\$30,000.00													아
Collin College Road	\$244,000.00													sis i
raçade Grant Program	\$40,000.00													ry.
Total Development Cost	3314,000.00	•	au Pour	•		******								4
lotal experiences	9307,400.00	Å	C7"1.07¢	*		94,500.00	95,762.50	À	4	À	٨	À	500	\$7,463.75
Revenue vs Expenditures	(\$69,534)													
From Reserves	\$69,534.00					Control of the Control	240000000000000							The state of the s
Total Expenditures		ů,	\$201.25		<b>.</b>	\$4,500.00	\$2,762.50							\$7,463.75
Ending Bank Balance		\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08	\$345,867.50	\$373,926.05						
Now Account		\$1,914,598.89	\$1,915,070.98	\$1,915,558.93	\$1,916,047.01	\$1,916,487.96	\$1,916,925.86	\$1,917,398.53						
lexpool Balance		\$72,420.70	\$72,422.99	\$72,425.37	\$72,427.72	\$72,431.23	4	\$72,458.86						
Total Available Funds		\$2,174,761.61	\$2,209,094.48	\$2,241,701.29	\$2,277,362.97	\$2,307,657.27	\$2,335,234.05	\$2,363,783.44	ż	ů,	ند	÷	ò	

## Farmersville Economic Development Corp 4A May 2022

Statement Balance 05-01-2022

\$373,926.05

Deposits:

**Ending Balance:** 

Sales Tax:
Cking Int .30%
Cleared Checks

\$42,083.34

\$100.81

\$416,110.20

### **Outstanding Transactions**

**Sales Tax** 

**Transfer to Texpool** 

**CD Interest** 

Oustanding checks 1344 (Gregory Last)

\$(4,950.00)

Balance 6-06-2022

\$411,160.20

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2022

	1 202													
	Budget	October	November	December	January	February	March	April	May	June	July	August	Sentember	Œ,
Beginning Bank Balance		\$159,643.94	\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08 \$	345,867.49	\$373,926.05					
Deposits		200000000000000000000000000000000000000												
Sales Tax Collections	S	\$25,431,45	\$33,746.85	\$30,193.53	\$32,479.37	\$34,279.41	\$29,815,65		\$42,083.34					\$255,998.74
Interest Income cking (7909)		\$44.59	\$47.91	\$60.91	\$69.84	\$70.43	\$76.27 \$	89.42	\$100.81					\$580.18
Loan Repayment	\$7,866.00	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04									S10 488 16
Transfer to now account														200
Transfer to Texpool														
Prior year expenses			\$(2,357.06)	\$(760.00)										
Now Account Interest (8452)		\$975.16	\$472.09	\$487.95	\$488.08	\$440.95	\$437.90 \$	472.67	\$488.54					\$4 282 34
Texpool Interest		\$2.12	\$2.29	\$2.38	\$2.35	\$3.51	7		\$38.33					670 64
Total Revenue	\$317,866.00	\$ 187,742.02						373,926.05	\$ 416.110.20 \$			•		5 274 389 63
Expenses:						-		1						1
Administration Expenses	88													
Administration	\$1,000.00													J
Meeting Expenses	\$1,000.00		\$201.25											\$201.25
Dues/School/Travel	\$5,200.00													4
EDC Position	\$40,000.00													•
TEX 21	\$2,500.00						\$2,500,00							\$2 500 00
Office Supplies	\$200.00													S
Legal Service	\$2,500.00						\$262.50							\$262.50
Total Administration	\$52,400.00													sh
Marketing/promotion Expenses	chenses													v
Marketing/Promotion	00000													
Website undate	\$7.500.00													v) (
Rotary Sponsorship	\$500.00													
Chamber Sponsorship	\$1,000,00					\$1,000,00								4 000
Small Business						00,000,14								\$1,000.00
Entrepreneurship Conf	\$500.00													'n
Collin College Sponsarship	\$3,500.00					\$3,500.00								\$3,500.00
Total Expenditures	\$73,400.00	4	\$201.25	ú	s,	\$4,500.00	\$2,762.50		٨	۵		٠	٠	\$7,463.75
Directive Business Incentives	ntives													ó
Edc Action Plan	\$30,000.00								\$4,950.00					\$4,950.00
Collin College Road	\$244,000.00													₩
Façade Grant Program	\$40,000.00													i,
lotal Development Cost	\$314,000.00													\$4,950.00
Total Expenditures	\$387,400.00	4	\$201.25	۵.	ů.	\$4,500.00	\$2,762.50		\$4,950.00	۵	*	*		\$12,413.75
Revenue vs Expenditures	(\$69,534)													
From Reserves	\$69,534.00			_,										
Total Expenditures			\$201.25		Y	\$4,500.00	\$2,762.50	4	\$4,950.00					\$12,413.75
Ending Bank Balance		\$187,742.02	\$221,600.51	\$253,716.99	\$288,888.24	\$318,738.08	\$345,867.50	\$373,926.05	\$411,160.20					
Now Account		\$1,914,598.89	\$1,915,070.98	\$1,915,558.93	\$1,916,047.01	\$1,916,487.96	\$1,916,925.86	\$1,917,398.53	\$1,917,887.07					
Texpool Balance		\$72,420.70	\$72,422.99	\$72,425.37	\$72,427.72	\$72,431.23	\$72,440.69	\$72,458.86	\$72,497.19					
Total Available Funds		C2 174 761 61	£2 200 004 48	\$2 241 701 20	70 535 775 53	CO 307 657 27	CO 326 024 0E	CO 262 783 AA	CO 404 E44 40	٠	•	٠	•	

Agenda Section	Regular Agenda
Section Number	A. Consider, discuss, and act upon façade grant application
Subject	Betty Smith 106 McKinney
То	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	June 16th, 2022
Attachment(s)	Façade Grant Application
Related Link(s)	
Consideration and Discussion	Approve or Deny
Action	<ul> <li>Motion/second/vote</li> <li>Approve</li> <li>Approve with Updates</li> <li>Disapprove</li> <li>Motion/second/vote to continue to a later date.</li> <li>Approve</li> <li>Disapprove</li> <li>Move item to another agenda.</li> <li>No motion, no action</li> </ul>

### **Alvarez Construction**

Betty Smith 106 McKinney St Farmersville, TX Guillermo Alvarez (214) 491-8872

white.

sint.

Disas

ainti .

Disassemble 2 windows 82 ½ X 80 ¼. Rebuild with composite materials all the glass, frame, glass stop and exterior glass trim.

Install 2 new tempered glass units 81x78x ¾ thick with a medium bronze tint. Secure the trim with stainless steel screws.

Remove the front door, install a temporary front door. Disassemble the front wood doors (2 units), remove the paint, stain glass, and hardware.

Replace the rotten wood with Mahogany prime and paint it. Install the doors with the new hardware.

Repair and paint the existing awning, 24'x8' Approx.

Labor and Materials....\$36,300

\*Materials are good for 60 days\*

\*Labor is good for 90 days\*

### FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

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### FARMERSVILLE FACADE GRANT APPLICATION

I AMMENS VILLE I ACADE GRANT AP	PEICATION
Date of Application: 5/18 20 22	- BAS
	W. Street
Applicant	17 #8F##4 To 3
Name: Botty R. Smith	estriction to
Business Name: Bottles & Boards	442
Business Street Address: 106 M KINNEY	
City: Farmers ville State:	√ Zip Code: <u>7544</u> ⊋
Telephone: <u>214-536-0949</u> Cell Phone: <u>805-6</u>	30+3867
Email Address: <u>be+3 5050</u> @ Vev	izon, net
Business Owner (if different than above):	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
	R die 7
Name:	า ผสเป็น :
Business Name:	643.
Business Street Address:	william i
City: State: Zip 0	Code:
Business Telephone: Cell Phone:	- A
Email Address:	12 12 12 12 12 12 12 12 12 12 12 12 12 1
	<b>工作业</b> 企业
Property Owner (if different than above):	61.94.0
Name: Betty R. Smith	officer -
Business Name: Bottles & Board	Qs 442
Street Address: 106 MC KINNEY	- 77.60
city: Tarmers ville State: X	Zip Code: <u>7544</u> 2
Business Telephone: <u>24-536-0949</u> Cell Phone: _	
Email Address: Nets 5050 @ vevi:	200 Net

1.00

10/10/21

	Substitute W
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	stay patry v. l.
	er Handa e l
100	1. ct
Describe the type of improvement \$\int 1000000000000000000000000000000000000	ached 1131
	a si grando di
	20 H
	53 (6)
	22.02.4
	ALC: U.S.
	11 5 - v
	WHEY
Associate and of the plant during to early and traffice plants.	All to the second secon
Attach set of site plans drawn to scale and <b>before</b> photos. required prior to final approval.	Note final plans drawn to scale will be
	ER. III.
Attach one (1) estimate of the total cost of improvements. ${f To}$	the best of our knowledge the above
information is accurate as provided:	22/64
	W. C.
	10.750 12.160
Applicant:	2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Name (please print): Potty R. Smith	160 274
	South
boulded	~ / - / -
Signature:	5/18/22 20_
	Total
Building Owner Approval of Application:	11.00
Name (please print): Detty K. Smith	est of a
	**************************************
DANIX-AD	
Signature: Date:	5/18/22 20_
L.	
	2402V
Please see the Façade Grant Policy and Guidelines for other re	
your application. By signature above the applicant acknowled, be subject to the terms and conditions of the Façade Grant Po	
De dangest to the terms and conditions of the rayage Statiet of	at the second
2	mal
	W. Sill

Agenda Section	Regular Agenda
Section Number	B. Greg Last with EDP Best Practices to present Local and Regional Profile
Subject	Local and Regional Profile
То	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	June 16th, 2022
Attachment(s)	
Related Link(s)	
Consideration and Discussion	Approve or Deny
Action	<ul> <li>Motion/second/vote</li> <li>□ Approve</li> <li>□ Approve with Updates</li> <li>□ Disapprove</li> <li>• Motion/second/vote to continue to a later date.</li> <li>□ Approve</li> <li>□ Disapprove</li> <li>• Move item to another agenda.</li> <li>• No motion, no action</li> </ul>

Agenda Section	Regular Agenda		
Section Number	C. Benjamin White, City Manager to present Fiber Optic Plan		
Subject	Fiber Optic Plan		
То	Farmersville Economic Development Board 4A		
From	Daphne Hamlin		
Date	June 16th, 2022		
Attachment(s)			
Related Link(s)			
Consideration and Discussion	Approve or Deny		
Action	<ul> <li>Motion/second/vote</li> <li>Approve</li> <li>Approve with Updates</li> <li>Disapprove</li> <li>Motion/second/vote to continue to a later date.</li> <li>Approve</li> <li>Disapprove</li> <li>Disapprove</li> <li>Move item to another agenda.</li> <li>No motion, no action</li> </ul>		

Agenda Section	Regular Agenda				
Section Number	D. Consider discuss and act upon items for payment				
Subject	Items for payment				
То	Farmersville Economic Development Board 4A				
From	Daphne Hamlin				
Date	June 16th, 2022				
Attachment(s)	Invoice #077-2022-05-31(\$1,900.00) plus paid invoice check #1344 Greg Last (\$4,950.00)				
Related Link(s)					
Consideration and Discussion	Approve or Deny				
Action	<ul> <li>Motion/second/vote</li> <li>Approve</li> <li>Approve with Updates</li> <li>Disapprove</li> <li>Motion/second/vote to continue to a later date.</li> <li>Approve</li> <li>Disapprove</li> <li>Move item to another agenda.</li> <li>No motion, no action</li> </ul>				

	: 2022-05-31	INVOICE # 0	77-2022-05	5-31			B	est
		Economic Developm						ractices
P.O. #:			Project #:					LC B B B
To:	: Farmersville Ed	conomic Development Corp.	Phone:	(214) 801-9349				
Contact:	Matt Crowder		Email:	mattcro@aol.com				
Title:	Chairman			d.hamlin@farmersvilletx.com				
Address:	205 S. Main		.,					
	Farmersville Te							
From:	EDP Best Pract	ices, LLC	Vendor #:					
Contact:	Greg Last		Agreement:	March 3, 2	021 (St	andby Agre	em	ent)
	Chief Executive		Description:	: Perform professional economic dev				
Address:	4609 Shadycree			and planning services as request				
	Colleyville, TX			Chairman.				
	(817) 992-6156							
	glast@EDPBest							
	Prepare a Local	l & Regional Profile				Agree	men	t: 2022-02-2
Month		Comments	Phase	%		Amount		Amt Due
4/21-May	See notes belo	w <sub>e</sub>	Data Summary	80%	\$	3,000.00	\$	2,400.00
			Profile	80%	\$	4,500.00	\$	3,600.00
							\$	100
							\$	(4)
				To	ital Du	e to Date:	\$	6,000.00
	\$ 4,950.00			Less Amo			\$	4,950.00
				Project A		Subtotal:	\$	1,050.00
		Δ	djustment Due to	-			,	1,030.00
		_						<u> </u>
						hic Dariad	ė	1 050 00
A-Notes:	Excel Data Sumr		Project A	Subtotal -	Due T	his Period	\$	1,050.00
A-Notes:	Excel Data Sumr Profile: Make va	nary: Create data tables as no	Project A eeded for all pages	Subtotal -	Due T		_	
	<u>Profile</u> : Make va		Project A eeded for all pages up; add housing in	Subtotal - s noted below fo; find DPS	Due T		_	<u>`</u>
	<u>Profile</u> : Make va	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff	Project A eeded for all pages up; add housing in	Subtotal - s noted below fo; find DPS	Due T		_	page; update
	<u>Profile</u> : Make va from discovery f	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff	Project A eeded for all pages up; add housing in	Subtotal - s noted below fo; find DPS	Due T		_	
Fraining:	<u>Profile</u> : Make va from discovery f	mary: Create data tables as no irious updates per Staff marki form, send; reach out to Staff Overview	Project A eeded for all pages up; add housing in	Subtotal - s noted below fo; find DPS ull update	Due T	update po	lice	page; update  Agreement  Amt Due
Training: Date 5/26	Profile: Make va from discovery f Local Incentives Module	mary: Create data tables as no irious updates per Staff marki form, send; reach out to Staff Overview	Project A eeded for all pages up; add housing in to discuss; send fu	Subtotal - s noted below fo; find DPS ull update  Quant.	Due Tow.	Rate 400.00	lice \$	Agreement Amt Due 400.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module	mary: Create data tables as no irious updates per Staff marki form, send; reach out to Staff Overview Item t-up / take-down time	Project A eeded for all pages up; add housing in to discuss; send fu	Subtotal - s noted below fo; find DPS all update  Quant.  1 0.25	Due Ti w. report,	Rate 400.00 120.00	lice \$ \$	Agreement Amt Due 400.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module Preparation / Se	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff Overview Item t-up / take-down time	Project A eeded for all pages up; add housing in to discuss; send for  Each Hours Hours	Subtotal - s noted below fo; find DPS ull update  Quant.  1 0.25 2.00	N. report,	Rate 400.00 120.00	lice \$ \$ \$	Agreement Amt Due 400.00 30.00 240.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module Preparation / Se Presentation tim	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff Overview Item t-up / take-down time	Project A eeded for all pages up; add housing in to discuss; send fu  Each Hours Hours Hours	Subtotal - s noted below fo; find DPS ull update  Quant.  1 0.25 2.00 3.00	N. report,	Rate 400.00 120.00 120.00 60.00	s   s   s   s   s   s   s   s   s   s	Agreement Amt Due 400.00 30.00 240.00 180.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module Preparation / Se Presentation tim	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff Overview Item t-up / take-down time	Project A eeded for all pages up; add housing in to discuss; send fu  Each Hours Hours Hours	Subtotal - s noted below fo; find DPS ull update  Quant.  1 0.25 2.00	N. report,	Rate 400.00 120.00 120.00 60.00	lice \$ \$ \$	Agreement Amt Due 400.00 30.00 240.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module Preparation / Se Presentation tim	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff Overview Item t-up / take-down time	Project A eeded for all pages up; add housing in to discuss; send fu  Each Hours Hours Hours	Subtotal - s noted below fo; find DPS ull update  Quant.  1 0.25 2.00 3.00	S S S Due Th	Rate 400.00 120.00 120.00 60.00 his Period		Agreement Amt Due 400.00 30.00 240.00 180.00
Date 5/26	Profile: Make va from discovery f Local Incentives Module Preparation / Se Presentation tim	mary: Create data tables as no rious updates per Staff mark form, send; reach out to Staff Overview Item t-up / take-down time ne (6-8) rs both ways)	Project A eeded for all pages up; add housing in to discuss; send for  Each Hours Hours Hours Trainin	Subtotal - s noted below fo; find DPS all update  Quant.  1 0.25 2.00 3.00 ag Services -	S \$ \$ \$ Due Th	Rate 400.00 120.00 60.00 nis Period	s   s   s   s   s   s   s   s   s   s	Agreement Amt Due 400.00 30.00 240.00 180.00

Agenda Section	Budget Workshop			
Section Number	V. Budget Workshop			
Subject	Budget Revised 2021-2022 and Proposed 2022-2023			
То	Farmersville Economic Development Board 4A			
From	Daphne Hamlin			
Date	June 16th, 2022			
Attachment(s)	Budget Worksheet			
Related Link(s)				
Consideration and Discussion	Approve or Deny			
Action	<ul> <li>Motion/second/vote</li> <li>Approve</li> <li>Approve with Updates</li> <li>Disapprove</li> <li>Motion/second/vote to continue to a later date.</li> <li>Approve</li> <li>Disapprove</li> <li>Move item to another agenda.</li> <li>No motion, no action</li> </ul>			

### Farmersville Economic Development Corp 4A "Exhibit A"

REVENUE	2021-2022 Proposed Budget	2021-2022 Revised Budget	2022-2023 Proposed Budget
Sales Tax	\$ 304,800.00		
Interest Earned Independent Bank	\$ 5,200.00		
Interest Earned Independent Bank CD			
Loan Repayment	\$ 7,866.00		
Interest Earned Texpool			
Total Revenue:	\$317,866.00		
Administration Expenses			
EDC Position	\$ 40,000.00		
Administration	\$1,000.00		
Meeting Expenses	\$1,000.00		
Dues/School/Travel	\$5,200.00		
Tex 21	\$2,500.00		
Legal Services	\$2,500.00		
Office Supplies	\$200.00		
Total Administration Expenses	\$52,400.00		
Marketing/Sponsorship/Adver.			
Marketing/Promotion Expenses/Adv	\$8,000.00		
Website update	\$7,500.00		
EDC Round Table			
Chamber Sponsorship	\$1,000.00		
Rotary Sponsorship	\$500.00		
Collin College Sponsorship	\$3,500.00		
Small Business Conference	\$500.00		
Total Marketing Expenses:	\$21,000.00		
Total Administration and Marketing Expenses	\$73,400.00		
Development			
Development			
Collin College Project Electrical Dist (150k)	440,000,00		
Facade Grant Program	\$40,000.00		II.
Electric Substation Loan (210k)		_	
Planner Land Use Map/thoroughfare map			
Impact Fee Study/Road improvement EDC Action Plan	¢20,000,00		1
Road for Collin College	\$30,000.00		
the second secon	\$244,000.00		T
Total Development Cost:	\$314,000.00		
Business			
Life Line			
Total Business Cost:			
Total Expenditures	\$387,400.00		
Revenue vs. Expenditures	\$(69,534.00)		
Texpool Balance/Checking Balance	7(05,554,00)		
Funds Available:			