

# FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

## MINUTES

February 16, 2011

The Farmersville Economic Development Corporation met in regular session on February 16, 2011 at 12:00 p.m. at the City of Farmersville Best Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, Robbie Tedford, and Eddy Daniel. Staff members present were City Manager John Moran, Interim Public Works Director Walter Ragsdale, and City Secretary Edie Sims. Special guests also recognized were John Hudspeth with the Texas Department of Transportation, Chris Lair representing the Farmersville Chamber of Commerce and City Council Liaison Bobby Bishop.

### CALL TO ORDER

Joe Helmberger convened the meeting at 12:10 p.m. and announced that a quorum was present.

### RECOGNITION OF CITIZENS/VISITORS

Chris Lair representing the Farmersville Chamber of Commerce and later entered John Hudspeth, with the Texas Department of Transportation

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

Barry Heard with TxDOT could not be present. John Hudspeth came to present an update to the Board.

Phase 1 is behind the schedule time line but not enough to make a dramatic impact on the completion of the project. Change orders for additional work and additional time have been processed. The estimated completion date is now June 2011.

Phase 2 has let but the contractor is awaiting utility relocations by Caddo Basin. The utility relocations should be complete by March 2011 only delaying the project between 2-4 weeks.

Phase 3 has an issue with the Walnut Street / KCS crossing. This could impact the schedule for Phase 3. This issue is that AECOM missed the fact that there is an existing crossing and KCS is holding up final approval until such time as the crossing is addressed. If things go well, this particular portion of the project is expected to be completed mid 2013. Chairman Helmberger questioned where Phase 1 will end, whether at Raymond Street or Hamilton Street. Per John Hudspeth, the end will occur just west of Raymond Street but Phase 3 will pick up the remainder between Raymond and Floyd Street. TxDOT is still working on the art work and renderings for the South Main Street Bridge. When the layouts are finished, the Board has asked to have ready for Council approval.

### RECEIVE UPDATE REGARDING SOUTH MAIN STREET BRIDGE RE-DESIGN AND AESTHETICS

Interim Public Works Director Walter Ragsdale has been working with Barry Heard of TxDOT and presently we are waiting to get an artist rendering from TxDOT's architect. We

need the concept plan to present to the City Council because 4A has taken it upon itself to ensure an aesthetically pleasing bridge.

Walter also stated that Eddy Daniel's Company, DBI, is preparing drawings to reflect how the new bridge will tie into South Main Street.

DISCUSSION AND POSSIBLE ACTION REGARDING FUNDING AGREEMENT BETWEEN FARMERSVILLE ECONOMIC DEVELOPMENT CORP (4A) AND III EMERGING MARKET PARTNERS, LLC REGARDING DEVELOPMENT OF FARMERSVILLE MARKET PLACE

Emerging Market Partners has agreed to install the sanitary sewer as necessary for the property west of Brookshire's to allow O'Reilly's Auto Store and McDonald's to build. 4A has agreed to pay \$25,000 after all improvements have been made as an incentive program. The Board also discussed whether the payment should be denoted as a "grant" or a "reimbursement". It was decided that "reimbursement" would be the proper term. The reimbursement will not be paid until all our criteria mentioned in the agreement are met. As with any project that has infrastructure, the City of Farmersville will inspect and accept the improvements upon their completion. A copy of the approval letter from the City will be required before reimbursement will be issued. Walter Ragsdale informed the Board that the Developer has met with the City regarding the platting process. Eddy Daniel motioned to approve the Funding Agreement between Farmersville Economic Development Corporation and III Emerging Market Partners, LLC with changes as noted, namely, changing the word "grant" to "reimbursement" and subject to approval of the City Attorney. Mr. Daniel also asked to make sure the agreement requires City inspection and acceptance per the City of Farmersville's requirements. Craig Overstreet seconded the motion. Motion carried unanimously.

DISCUSSION AND REVIEW REGARDING FIRE SUPPRESSION GRANT

The City Attorney has reviewed this grant opportunity and states the 4A Corporation can offer this opportunity. Next year the Board can discuss including fire suppression in the Façade Grant program. No action was taken.

REVIEW AND POSSIBLE ACTION ON FAÇADE GRANT APPLICATION

No applications have been submitted for Board review. No action was taken.

DISCUSS AND POSSIBLE ACTION ON THE CHAMBER OF COMMERCE'S REQUEST FOR SPONSORSHIP OF THE 2011 CHAMBER OF COMMERCE BANQUET

Robbie Tedford motioned to approve \$1,000 as sponsorship to the Chamber of Commerce's Banquet with Stefanie Hurst seconding the motion. Motion carried unanimously.

DISCUSS AND APPOINT ECONOMIC DEVELOPMENT MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND THE COMMISSIONER'S COURT

No changes were made to the schedule of meetings; Board took no action on this item.

The Board's schedule of the meetings for members to volunteer as follows:

NTMWD – Joe Helmberger

Collin College – Craig Overstreet

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis.

ITEMS FOR PAYMENT APPROVED

Lunch – Victor's \$75.00; City of Farmersville \$6,019.88; \$5,621.34 reimburse for Engineering services performed by AECOM Technical Services, Inc.; \$375.00 for legal services through Brown and Hofmeister; \$23.54 to Feagins for lunch necessities.

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

FINANCIAL STATEMENTS FOR JANUARY 2011

On a motion by Stefanie Hurst and a second by Craig Overstreet, the financials for January 2011 were approved. Motion carried unanimously.

MEETING MINUTES OF JANUARY 19, 2011

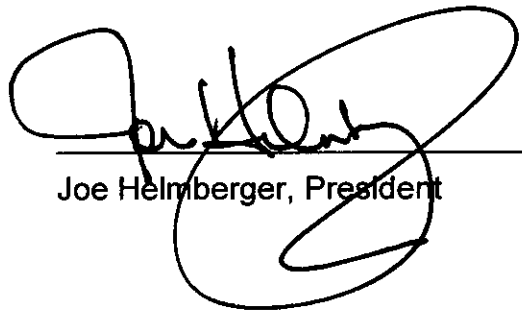
On a motion by Eddy Daniel and a second by Stefanie Hurst, the Board approved the meeting minutes of January 19, 2011. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Craig Overstreet asked that we place the brochure reviewed at the last meeting on a future agenda for further discussion and possible action.

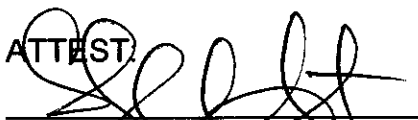
ADJOURNMENT

The Board adjourned at 12:37 p.m.



Joe Helmberger, President

ATTEST



Stefanie Hurst, Secretary