

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)
AGENDA ~ August 11, 2014
5:45 P.M. City Council Chambers

I. PRELIMINARY MATTERS

Call to Order, roll call and recognition of visitors

II. PUBLIC HEARING

- A. Receive public comment on proposed 4B Budget and Goals for 2015 Fiscal Year
- B. Consider, discuss, and act upon the final 4B Budget and Goals for 2015 Fiscal Year

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider for approval July 14, 2014 Meeting Minutes
- B. Consideration and possible approval of items for payment
- C. Resolution for Independent Bank account signature and Resolution for signature for TexPool Account
- D. Appoint 4B Board liaison to Main Street Board
- E. Consideration and possible action regarding financial statements for July 2014 and required budget amendment
- F. City Manager Update-Ben White
- G. Main Street Manager Update-Adah Leah Wolf
- H. Update on National Register Project

IV. ROUNDTABLE WRAP-UP & DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

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.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 972/782-6151 or FAX 972/782-6604 for further information.

I, Adah Leah Wolf, Main Street Manager of the City of Farmersville, certify that the above Farmersville Community Development Agenda for August 11, 2014 was posted in the regular posting place of the City of Farmersville on August 8, 2014 at 5:00 p.m.



Adah Leah Wolf, Main Street Manager

Farmersville Community Development Corporation

FY 2015	proposed budget
Farmersville Main Street	70,000
Miscellaneous	2,000
Marketing Program	13,000
Reimburse city for accounting services	1,000
Grant Match for city project (Chap trail)	60,000
Collin College Scholarship sponsorship	2,500
Chamber of Commerce	5,000
May building Taxes	1,000
Christmas Activities	5,000
Land purchase	20,000
Fireworks	5,000
Bain Honaker House Restoration work	5,000
National Register District Project	4,000
Herb Ellis Jazz Event	9,000
Onion shed repair	8,200
Bleachers	3,700
Farmersville Heritage Museum	25,000
Total Expenditures	239,400

Farmersville Community Development Corporation

Goals for FY 2014-15

Short-Term Goals

- Continue to support the Farmersville Main Street Program
- Support administrative & training costs for 4B Board
- Support city marketing efforts
- Support development of Chaparral Trail & Spain Athletic Complex including grant match & land purchase
- Support Collin College Scholarship sponsorship
- Support Chamber of Commerce and Visitors Center
- Support restoration of Bain Honaker House Museum
- Support planning and development of Farmersville Heritage Museum
- Support Christmas activities
- Support 4th of July Fireworks Program
- Support National Register District nomination project
- Support Herb Ellis Jazz Event
- Support Onion Shed repairs

Long-Term Goals

- Support the economic development and restoration of downtown, with continued financial support of the Main Street Program.
- Support process of historical recognition for the historic business district.
- Support marketing efforts connected with marketing Farmersville in joint venture with Farmersville Economic Development Corporation, and the Chamber of Commerce.
- Encourage and support collaborative efforts and long range planning with the community, City Council, 4A, Main Street Program, Chamber of Commerce, Collin College, and FISC.
- Encourage and support citizen leadership training and volunteer development.
- Support Collin College scholarship program and local campus development.
- Support Farmersville Chamber through sponsorship of annual banquet.
- Assist in development of community recreational and cultural events, resources, museums, and facilities, as well as continued support and improvement of parks and recreation program, and streetscape improvements.
- Support 4B administrative needs.

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MINUTES July 14, 2014 DRAFT

CALL TO ORDER, ROLL CALL AND RECOGNITION OF VISITORS

The Farmersville Community Development Corporation Board met on July 14, 2014 in the City Council Chambers at City Hall. President Leaca Caspari convened the meeting at 5:45 p.m. and announced that a quorum was present after roll call. The following board members were present: Leaca Caspari, Paul Kelly, Dick Seward, and Donna Williams. President Caspari welcomed Main Street Manager Adah Leah Wolf, and City Manager Ben White.

REORGANIZE 4B BOARD

Paul Kelly nominated Leaca Caspari for President. Donna Williams seconded the motion. No other nominations were received. Caspari elected President by acclamation.

Donna Williams nominated Paul Kelly for Vice President. Donna Williams seconded the motion. No other nominations were received. Kelly elected Vice President by acclamation.

Paul Kelly nominated Donna Williams for Secretary/Treasurer. Dick Seward seconded the motion. No other nominations were received. Williams elected Secretary/Treasurer by acclamation.

CONSIDER FOR APPROVAL JUNE 9, 2014 MEETING MINUTES

Paul Kelly motioned to accept the June 9, 2014 minutes as written, with Donna Williams seconding the motion, which passed the full Board.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

Paul Kelly motioned to approve the items presented for payment; Donna Williams seconded the motion, which passed.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JUNE 2014 AND ANY REQUIRED BUDGET AMENDMENTS

Paul Kelly motioned to amend the FY 2014 budget to include \$7,500 for the purchase of two sets of bleachers for the Spain Athletic Complex. Donna Williams seconded the motion, which passed.

Paul Kelly motioned to accept the financial statements for June as presented, with Donna Williams seconding the motion, which passed the full Board.

DEFINE FY 2015 GOALS AND OBJECTIVES

After discussion of the FY 2015 goals and objectives, Paul Kelly motioned to accept the draft as presented. Motion seconded by Donna William, which passed.

CITY MANAGER REPORT—BEN WHITE

City Manager Ben White presented a written report, and highlighted the following: New bleachers have been placed at the Spain Athletic Complex, with more to be ordered soon. The Splashpad is operational again. Its elements are showing wear, and will need eventual replacement. The banner hanger design is

complete. A bulletin board for the West side of the gazebo has been obtained. It will be lit at night. The Parks Board toured the Northlake area; they may pursue a grant for its development. Sparks of Freedom was very well attended, with over 6,000 people!

MONTHLY MAIN STREET PROGRAM UPDATE—ADAH LEAH WOLF

Main Street Manager Adah Leah Wolf presented a monthly report, and highlighted the following: The June Farmers & Fleas Market was held in conjunction with the Chamber's Yards of Yard Sales, which made for a successful day at both events. Audie Murphy Day was well attended and honored 220 veterans this year. Special VIPs included Don Eckman and John Rike III. Excellent media coverage was received from The Farmersville Times as well as The Dallas Morning News. The Manager read for the library's summer reading program in June. The Manager assisted with the design of the postcard highlighting the city's July events. The VFW placed flags downtown in advance of Audie Murphy Day. A city wide brush pick up was held with numerous volunteer groups participating. Almost New has relocated to a larger location at 106 McKinney Street, and they will host the next downtown merchants get together. Bryan and Donna Williams celebrated their store opening at 100 McKinney Street. Manuela Bonita has opened Nelly Beauty Salon at 120 McKinney Street. Lovey's Café is now open at Shop WagJack.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The public hearing for the FY 2015 budget will be held in August. The next meeting will be on August 11, 2014.

ADJOURNMENT

There being no further business, President Caspari adjourned the meeting at 6:22 PM.

Signatures:

Leaca Caspari, President

Barbara Stooksberry, Secretary



Farmersville

To: Community Development Corporation
From: Adah Leah Wolf, Main Street Manager/4B Staff Liaison
Date: August 11, 2014
Subject: Items for Payment

Main Street Expenses

A.L. Wolf (reimburse dues)	\$20.00
Texas Downtown Assoc (award applic.)	\$150.00
Bessie Eitel	\$100.00
TLC Netcon (IT Services)	\$47.50
Birch Communications (phone)	\$67.11

Miscellaneous Expenses

STM Office Supplies	\$263.80
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National Register Application

Mary Tate	\$486.42
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Land Payment (quarterly)

Independent Bank	\$4998.18
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City of Farmersville (Acctg services)	\$500.00
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Farmersville Community Development Corporation
 Cumulative Income Statement
 For the Fiscal Year Ended, September 30, 2014

Particulars	FY2014 Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
Revenue:															
Sales Tax Collections	\$184,000	\$21,638	\$21,574	\$18,324	\$13,763	\$21,843	\$15,596	\$15,764	\$17,407	\$16,523	\$17,188			\$179,619	97.62%
Interest Income		4	5	4	4	4	4	3	3	\$3	4			36	
Reimbursement for Marketing															
Refund Boundary Solutions															
Reimbursement for Main Street Mgr.															
Transfer from TEXPOOL for cash in bank															
Total Revenue	\$184,000	\$21,642	\$21,579	\$18,328	\$13,767	\$21,847	\$15,600	\$15,766	\$17,410	\$16,526	\$17,192	\$-	\$0.00	\$179,656	97.64%
Expenses:															
Main Street:															
Salary	65,000	57,455	962	1,148	1,000	780	197	199	318	\$455	418.45			57,455	88.39%
Supplies		184												5,661	
Total Main Street	\$65,000	\$57,639	\$962	\$1,148	\$1,000	\$780	\$197	\$199	\$318	\$455	\$418	\$-	\$-	\$63,116	97.10%
Miscellaneous	2,000													\$-	0.00%
Marketing Program	15,000	15,000												15,000	100.00%
Reimburse city for accounting	500														0.00%
Chaparral Trail Improvements	60,000					60,000								60,000	100.00%
Collin College Scholarship sponsorship	2,500				2,500									2,500	100.00%
Chamber of Commerce	5,000					5,000								5,000	100.00%
May Taxes	800					771								771	96.35%
Christmas Activities	4,000		143	345	3,512									4,000	100.00%
Land Purchase	20,000	4,998			4,998			4,998						14,994	74.97%
Fire Works	3,500								3,500					3,500	100.00%
Flag Pole Installation	7,500														0.00%
Splashpad Improvements	5,000														0.00%
Historical Marker for Post Office	1,500														0.00%
Bain Honaker House Restoration	5,000				5,000									5,000	100.00%
National Register District Project	4,000													1,630	40.75%
Police 4 Wheeler	4,500				4,500					613	\$1,017				
Chaparral Trail Kiosks	14,000					14,000								14,000	100.00%
Total Expenses	\$219,800	\$77,637	\$1,105	\$1,493	\$21,510	\$780	\$79,968	\$5,197	\$4,431	\$1,472	\$418	\$-	\$-	\$189,511	86.22%
Excess Revenue Over Expenses	(\$35,800)	(55,995)	20,474	16,835	(7,743)	21,067	(64,368)	10,569	12,979	15,054	16,773	-	-	-	-

Farmersville Community Development Corporation
 Financial Statement
 For the Fiscal Year Ended September 30, 2014

	October	November	December	January	February	March	April	May	June	July	August	September
Beginning Bank Balance	120,292.64	\$64,297.43	\$84,782.07	\$101,616.47	\$ 93,874.33	\$114,940.80	\$60,572.51	\$81,141.93	\$74,120.02	\$ 89,174.61		
Deposits:												
Sales tax deposits	21,637.54	21,587.41	\$18,324.23	13,763.51	21,842.95	\$15,586.41	\$15,764.39	\$17,406.60	\$16,522.61	\$ 17,187.58		
Interest income-bank	4.03	2.76	\$3.67	4.09	3.80	\$3.21	\$2.21	\$2.92	\$3.36	\$ 4.18		
Transfer to TexPool												
Transfer From Texpool to First Bank												
Refund from Boudary Solutions												
Reimbursement for Marketing												
Reimbursement for Main Street Mgr.												
Adjusting Entry												
Total Revenues	141,934.21	85,887.60	103,109.97	115,384.07	115,721.08	130,540.42	\$66,339.11	\$78,551.45	\$90,645.99	\$106,366.37		\$ -
Disbursements:												
Main Street Salary	\$ 57,454.80											
Miscellaneous	\$ 184.00	\$ 962.44	\$ 1,148.50	\$ 989.56	\$ 780.28	\$ 197.10	\$ 199.00	\$ 318.07	\$ 454.62	\$ 418.45		
Main Street Supplies	\$ 15,000.00											
Marketing Program												
Reimburse city for accounting						\$ 60,000.00						
Chaparral Trail Improvements				\$ 2,500.00		\$ 5,000.00						
Collin College Scholarship sponsorship						\$ 770.81						
Chamber of Commerce												
May Taxes		\$ 143.09	\$ 345.00	\$ 3,512.00			\$ 4,898.18					
Christmas Activities	\$ 4,898.18			\$ 4,998.18				\$ 3,500.00				
Land Purchase												
Fire Works												
Flag Pole installation												
Splashpad Improvements												
Historical Marker for Post Office				\$ 5,000.00				\$ 613.36	\$ 1,016.76			
Bain Honaker House Restoration												
National Register District Project						\$ 14,000.00						
Chaparral Trail Klosks												
Police 4 wheeler												
Total Expenses	77,636.78	1,105.53	\$ 1,493.50	\$ 21,508.74	\$780.28	\$79,567.91	\$5,197.18	\$4,431.43	\$1,471.38	\$418.45	\$0.00	\$0.00
Ending Bank Balance	64,297.43	84,782.07	101,616.47	93,874.33	114,940.80	50,572.51	61,141.93	74,120.02	89,174.61	105,947.92		
TEXPOOL Balance	84,812.28	\$84,815.37	\$84,818.07	\$84,820.07	\$84,821.91	\$84,824.12	\$84,826.43	\$84,828.19	\$84,830.18	\$ 84,832.40		
Interest income-TEXPOOL	3.58	\$ 3.09	\$ 2.70	\$ 2.00	\$ 1.84	\$ 2.21	\$2.31	\$1.76	\$1.99	\$ 2.22		
Total Available Funds	149,109.71	169,597.44	186,434.54	178,694.40	199,762.71	135,396.63	145,958.36	158,948.21	174,004.79	190,760.32		

Signed:



Main Street Monthly Report
 July, 2014
 Reported by Adah Leah Wolf,
 Main Street Program Manager



ORGANIZATION:

5	Meeting with Leaca Caspari in preparation for 4B Board meeting.
14	4B Board meeting.
9,16,23,30	Manager attends city staff meetings.
16,23,29	Mary Tate is assisting in completing our National Register District nomination.
15	Main Street Board Meeting
17	Farmersville Heritage Museum Board Meeting
22	Manager's 11 th anniversary working as Main Street Manager
29	Manager attends City Council meeting

PROMOTION:

3	E Newsletter sent to entire "friends of downtown" email list.
5	Farmers & Fleas Market. New food vendor, Ernest Perkins has bicycle/solar powered ice cream sales cart. August will be the 10 th anniversary for the Market: a resolution is being prepared for City Council.
5	Marketing Committee meeting. Ride Texas ad has been placed in fall issue. Welcome to Farmersville billboards are being re designed. Texas Travel Guide updates submitted.
	50 Goodie Bags made for Eastfield College bus tour, who visited downtown on Sat. July 26.
10	Audie Murphy Day wrap up Committee meeting. Next year's date set for June 27. Thank yous and photos sent to volunteers. Jack Smith provided good photos of the event. Website updated with next year's date, photos of this year's event, and final donor list.
14	E Newsletter sent to downtown business and building owners.
	Two award nominations submitted to the Texas Downtown Association: one for the Farmers & Fleas Market, and one for the recent rehabilitation of Austin's Cleaners.
14	E Newsletter sent to downtown building and business owners.
24	Jazz on Main (Herb Ellis event) planning meeting
	Food coupon page has been revised.
25	Farmers & Fleas Market press releases sent out, advertising ordered.
29	Farmers & Fleas Market assistant calls vendors, spaces assigned.

DESIGN:

	Renovations continue on Doug Laube's building (129 McKinney Street). Plaster removed from downstairs walls in preparation for repointing mortar.
	Dyer Drug installs new sign on West side of their building
	City electrical department removed unused electrical poles from south side of City Park- vast improvement!
	Volunteer Jack Smith is taking photos for Main Street to use in an "architectural details" scavenger hunt display.
	First Baptist Church is working on repairs to its historic sanctuary

ECONOMIC RESTRUCTURING:

	Downtown Shoppers Guide revised
	Manager attends Chamber "Earlyville" meeting, hosted by AnLyn Brothers Coffee Company.
17	Downtown Merchants get together, hosted by Steve Davis at Almost New. We also celebrated their Chamber ribbon cutting the same day
24	Chamber luncheon held at Lovey's Cafe
	Tony's Restaurant has moved to Highway 380 location.
	Becky Reeder has opened Body and Soul, women's exercise facility, at 122 McKinney Street.

Volunteer hours donated this month: approximately 110



Farmersville Main Street
 Operating Account
 Financial Statement
 Period: July 1-31, 2014

Beginning Balance:	June 30, 2014		\$ 8,882.67
Plus:	Farmers & Fleas Market income		\$ 400.00
	Audie Murphy Day income		\$ 2,795.00
			\$ 12,077.67
Less:	Farmers & Fleas Market expenses		\$ 88.00
	Audie Murphy Day expenses		\$ 94.46
			\$ 182.46
Ending Balance:	July 31, 2014		\$ 11,895.21
Less:	Restricted Audie Murphy Day Monies		\$ 7,382.64
	Restricted Sign & Paint Grant Monies		\$ 450.00
	Restricted Farmers & Fleas monies		\$ 1,665.46
	Restricted FDMA		\$ 1,203.31
			\$ 1,193.80

Total Unrestricted Monies, July 31, 2014 \$ 1,193.80

Num	Date	Payee	Category	Amount	Running Balance
					8,882.67
Month Ending 06/30/2014					
Month Ending 07/31/2014					
	07/01/2014	Audie Murphy Day Income	Audie Murphy Day Income	25.00	8,907.67
	07/01/2014	Audie Murphy Day Income	Audie Murphy Day Income	250.00	9,157.67
	07/02/2014	Audie Murphy Day Income	Audie Murphy Day Income	200.00	9,357.67
	07/03/2014	Audie Murphy Day Income	Audie Murphy Day Income	200.00	9,557.67
	07/07/2014	Farmers & Fleas Market	Farmers & Fleas Income	215.00	9,772.67
	07/08/2014	Audie Murphy Day Income	Audie Murphy Day Income	100.00	9,872.67
3779	07/08/2014	C & S Media Inc	Farmers & Fleas Market	(64.00)	9,808.67
3780	07/08/2014	Double H Enterprises	Audie Murphy Day 2014	(20.00)	9,788.67
	07/09/2014	Audie Murphy Day Income	Audie Murphy Day Income	750.00	10,538.67
	07/09/2014	Audie Murphy Day Income	Audie Murphy Day Income	1,000.00	11,538.67
3782	07/10/2014	Adah Leah Wolf	Audie Murphy Day 2014	(23.22)	11,515.45
	07/15/2014	Audie Murphy Day Income	Audie Murphy Day Income	250.00	11,765.45
	07/15/2014	Audie Murphy Day Income	Audie Murphy Day Income	20.00	11,785.45
	07/15/2014	Farmers & Fleas Market	Farmers & Fleas Income	185.00	11,970.45
3783	07/15/2014	Adah Leah Wolf	Audie Murphy Day 2014	(51.24)	11,919.21
3781	07/24/2014	Rains County Leader	Farmers & Fleas Market	(24.00)	11,895.21
Total Month Ending 07/31/2014					



138 South Main, Clay Potter Auction/ St. George Hotel, c. 1890

This is a commercial brick building with two bays divided by three engaged partially raised brick columns. The structure rises one story higher than its neighboring buildings. Ground level changes involve a non-period metal canopy and modern storefront using aluminum sash windows and doors. The double entry doors are placed in the right bay with two large display windows to the right of the door. The left bay contains three large display windows and a single door entry leading to the second story. A ramp rather than stairs leads from either end of the building to meet at the primary entry. A metal handrail separates the ramp from the sidewalk. The original transom windows have been covered. A mid-belt cornice containing six rosette escutcheons divides the ground level and second story. The second story windows have been bricked over and are characterized by brick segmental hood molds and brick sills. The facade is topped with a two-tone brick corbelled parapet cap.

The upper facade is in good condition, and it can be inferred from historic photographs that the windows on both the second story front facade and the second story side elevations were double hung with two over two sashes.

It is unclear as to the shape and pattern of the transom windows. They may or may not exist under the current covering. While the metal canopy is in good condition, it is not consistent with the original pipe and wood overhang.

Overall, the building retains a high level of integrity. Should the aforementioned items be addressed, the structure would be considered historically intact.



125 South Main; Warren Building, c. 1895

This one-story three bay front brick commercial structure is currently vacant. It has recently undergone major interior renovations that include restoring the wood paneling and trim and updating the electrical system. The recessed double door entryway is centrally located and flanked by large angled glass display windows on both sides. One large display window is also present on either side of the doorway. Wooden kick plates are below the doors as well as the windows. All wood trim is painted a light cream color. There is a band of wood frame transom windows that runs along the entire width of the storefront. There are four metal hooks that are equally spaced above the transom windows, indicating that there was a tie-rod canopy present at one time. The brick above the first floor gives the impression of a half-story false front. There is a brick belt course at the top of the facade. On either side of the building are square brick parapets. This building retains a high level of integrity. Much care has been given to its restoration with the removal of the stucco over the brick and the replacement of the wood frame transom windows, as well as structural repairs. Should the tie-rod canopy be reintroduced, the structure would replicate its historic image.