

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

SPECIAL MEETING MINUTES ~ July 30, 2018

5:45 P.M. City Council Chambers

205 S. Main Street Farmersville, Texas 75442

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on July 30, 2018 in the City Council Chambers at City Hall. Chairman Mike Goldstein called the meeting to order at 5:47 p.m. and announced that a quorum was present after roll call. The following board members were present: Chairman Goldstein, Vice President Craddock Clark, Secretary Tobey Ferguson, Treasurer Jesse Nelson, Alice Bridges, Sherri McGuire, and Richard Holbrook. Others recognized were Reagan Rothenberger, Main Street Manager; Jim Foy, and Donna Williams.

PUBLIC COMMENT

Chairman Goldstein opened the floor for comments.

Mr. Randy Smith 508 CR 610, Farmersville. Mr. Smith spoke on Farmersville Parkway. Mr. Smith thanked Dr. Goldstein for coming to the EDC meeting to discuss his opinions on the Farmersville parkway. Mr. Smith stated that before the Parkway continues there should be more discussion. The agreement between the city and the county call for 1.9 million dollars from the county. Mr. Smith provided detailed discussion, but the main point eluded to the fact that the agreement calls for shared costs if the cost raises higher than \$3.8 million. New estimates show the cost to be near \$9 million. He states this because 4A and 4B paying for it should be a very last resort.

Mrs. Donna Williams, 1985 State Highway 78 North. Mrs. Williams discussed that she would like to see the Chaparral Trail continued to be marketed on the billboards. Furthermore she had questions of funding from years back pertaining to the Spain Complex. There was a \$50,000 grant awarded to the city to do improvements, but she is not sure it was ever spent.

Chairman Goldstein closed the floor for comments at 5:58 p.m.

BUDGET WORKSHOP

Dr. Goldstein stated that the purpose of this meeting was to review the funding requests and to determine what to fund. Projected tax revenue is \$225,000 for the 2019 fiscal year. The issues here are just to create a budget, and the budget can be amended to allow for other projects in the future.

Main Street Program: \$82,500

Chairman Goldstein stated that though higher than last year, this is an agreement with the city and should be funded. The amount includes salary and all benefits, as well as some administrative costs. There were no comments. Mr. Rothenberger stated that he is appreciative of the 4B's support of the Main Street program, and noted that today noted his six months in Farmersville, and he hoped that the board has been able to see progress that has come and is coming to the downtown area.

Accounting Services: \$1,000

Chairman Goldstein stated that this funding goes to the city to support the accounting in the city. It was agreed to add this to the budget.

Chamber of Commerce: \$15,000

Chairman Goldstein stated that this funding goes toward the support of events that the Chamber of Commerce puts on throughout the city. There was no discussion. It was agreed to add this to the budget.

May Parking Agreement: \$1,000

Mr. Rothenberger stated that there is an agreement between the May's so that the general public can use their parking lot behind the building. The CDC pays only the city portion, the May's pay the remainder. It was agreed to add this to the budget.

Christmas Décor: \$10,000

Chairman Goldstein asked if this funding includes any new decorations. Mr. White stated that it did not. Mr. Holbrook asked if this covers all the costs of installation. Mr. White stated that it is a match between the CDC and the City to simply continue the decorations we have done in the past. It was agreed to add this to the budget.

Land Purchase: \$20,000

Chairman Goldstein stated that this is a recurring item. We will continue to pay it to pay of the note. Mr. Holbrook asked the location of the land. Mr. Rothenberger and Mr. White stated that it is north of the Spain Complex. It was agreed to add this to the budget.

Fireworks Display: \$6,500

Chairman Goldstein stated that the fireworks display seems like a bargain considering how many people enjoy the display. Mr. Holbrook asked who matches our funding with the fire department. Mr. Rothenberger stated that they take collections at the gate and sell vendor spaces to raise more money. There was discussion on what the funds are used for, and is the entirety of the \$6,500 used for fireworks or for other things. Ms. Craddock-Clark believes it was just for fireworks as it has raised a couple of times as the event grows. It was agreed to add this to the budget.

Farmersville Heritage Museum: \$6,000

Chairman Goldstein recognized Mr. Jim Foy, Treasurer of the Farmersville Heritage Museum. Mr. Foy stated that the museum has been able to acquire some display cases to move forward to begin displaying items. This request this year will allow for a couple more, as well as to allow for some new exterior signage. It was agreed to add this to the budget.

Farmersville Billboard Promotion: \$10,000

Mr. Rothenberger stated that in the past and currently the billboards strictly promote the Chaparral Trail. Though it is an important aspect of the city, he believes that it would be more considerate to promote the town in general as long as well as the trail. We need a more generic sign that is easy to read and attract more visitors to the city. Mr. Rothenberger is just looking for the commitment, the board can agree on a design in the future. It was agreed to add this to the budget.

Collin County College Sponsorship: \$1,000

Chairman Goldstein stated that this goes to support student scholarships. It was agreed to table this issue until the CDC received an actual request for funding from the college.

Farmersville/Collin Parkway Funding: \$100,000

Chairman Goldstein stated that he supports the college, and wants it here. However, he feels that 4B paying \$100,000 per year seems high, especially when you consider 4A has over \$1,000,000 in reserves. This will hinder 4B from providing toward the wide variety of projects it does. Furthermore, Chairman

Goldstein stated that as the TIRZ board funding grows, the TIRZ will take over 4B's funding first and 4A's second. Chairman Goldstein opened up the issue for discussion.

Mr. White discussed the issues facing the Parkway. It does cause a strain on the board. Mr. White is looking for a commitment from the board for a specific amount so that he can begin to form an ILA. Mr. Rothenberger stated that even though we place something in the budget, it does not mean we must fund it. That will only take effect if we sign an ILA.

Mr. Rothenberger then discussed with the board to confirm and reiterate what was discussed. The total budget that was presented \$202,000. The board will adopt the official budget at the next meeting after a public hearing.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

There were no items noted to be added on a future agenda.

ADJOURNMENT

There being no further business, Cynthia Craddock-Clark adjourned the meeting at 6:42 PM.

Signatures:

Mike Goldstein, M.D., Chairman

Tobey Ferguson, Secretary