

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

October 17th, 2012

The Farmersville EDC met in special session on October 17th, 2012, at 12:00 p.m. at the City of Farmersville Council Chambers with the following members present: Robbie Tedford, Stefanie Hurst, Kevin McGuire, and Chris Lair. Staff members present were City Manager Ben White and Daphne Hamlin. Guest present were Real Estate Agents Mark Moss and Alicia Moss, FCC Care Group Westy Young, Don Miller and Shane Lewis

CALL TO ORDER

Robbie Tedford convened the meeting at 12:27 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guest recognized was City Manager Ben White and City Accountant Daphne Hamlin. Guest present were Real Estate Agents Mark Moss and Alicia Moss, FCC Care Group Westy Young, Don Miller and Shane Lewis

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE.

Ben White updated the EDC 4A Board advising not much has changed since last month. City has been working on providing power to the Railroad Crossing for signaling that is going to be placed on new Railroad Bridge. TxDot is prepping for retaining walls on Phase III.

UPDATE REGARDING COMPREHENSIVE PLAN

Ben White updated the EDC 4A Board regarding the comprehensive plan. Ben White stated that Janet Tharp and Daniel & Brown are in the middle of creating all the chapters. Ben White also stated that a draft review is planned for November 19th, 2012 with EDC 4A and CDC 4B. Ben White also stated that a draft of the comprehensive plan will go before Planning & Zoning for review on December 7th, 2012, and also scheduled in December a public roll out of the comprehensive plan review.

UPDATE REGARDING COLLIN COLLEGE

No update provided

DISCUSSION REGARDING OPPORTUNITIES THROUGH THE FARMERSVILLE ECONOMIC DEVELOPMENT BOARD FOR PROPERTY INVESTMENT PRESENTED BY MARK MOSS.

Mark Moss introduced to the EDC 4A Board Westy Young, Don Miller and Shane Lewis. Westy Young addressed the EDC 4A Board his position is land acquisition for Senior

Care and Skilled Nursing Facility. Shane Lewis and Don Miller are owners of FCC Care Group. Westy Young said they are in the final decision on locations for the new proposed facility.

Don Miller addressed the EDC 4A Board and gave a brief history of his company FCC Care Group. FCC Care Group has been in business since 1979; focuses has always been North Texas, currently own and operate all the nursing homes in Rockwall County. Also, have locations in Wichita Falls, Bridgeport, Decatur a new facility in Rockwall, and Gainesville. FCC Care Group Corporate Office is in Garland, Texas.

Don Miller explained they are looking for four (4) to five (5) acres. Project cost of approximate of \$800K-\$900K. Employ approximately one hundred twenty (120) full-time positions with potential of up to one hundred fifty (150) if part-time positions are required. With an anticipated payroll of four million \$4m per year. Don Miller said with a community our size they will be one of the largest employers in the community.

Shane Miller is the CFO of FCC Care Group addressed the EDC 4A Board on why Farmersville is one of the proposed sites for development. Shane Miller explained that four (4) of the zip codes that border the eastern side of Lake Lavon are not served. Shane Miller stated that reflects about \$30,000 people. Shane Miller said that the one facility located in Farmersville is not able to care for the Medicare patients because they are not Medicare certified. Shane Miller said that their business is aimed more towards post acute care.

Don Miller said that the proposed building will be one of the more unique buildings in the City due to compliance issues with the State.

Ben White asked how fast they are looking into building. Don Miller stated as soon as land is acquired it takes approximately two (2) years to complete construction.

DISCUSSION WITH POSSIBLE ACTION REGARDING ELECTRICAL SYSTEM PRESENTED BY CITY MANAGER BEN WHITE AND UPDATE ON AMERI-STEEL.

Ben White updates the EDC 4A Board on Ameri-Steel. Ameri-Steel is planning to continue with current lease on property. Ben also stated that Ameri-Steel is in some negotiations with Kirk Kaufman the owner of the property. Ben said that the City has done everything they can to convince Ameri-Steel to not re-locate it is out of our hands.

Robbie Tedford said he has seen the report on the electrical system and numbers are under budget and advised Ben White to proceed with electrical system study.

RECEIVE REPORTS FROM EDC BOARD MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND COLLIN COUNTY COMMISSIONER'S COURT

No update provided

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

On a motion by Stefanie Hurst and second by Chris Lair the Board approved the invoices listed for payment, Motion carried unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR SEPTEMBER 2012 AND REQUIRED BUDGET AMENDMENTS.

On a motion by Stefanie Hurst and second by Kevin McGuire the Board approved the September 2012 Finances, Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE SEPTEMBER 19TH, 2012 MEETING

On a motion by Stefanie Hurst and a second by Robbie Tedford the Board approved the September 19th, 2012 minutes, Motion carried unanimously, Kevin McGuire and Chris Lair abstained.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Changing Meeting Schedule

ADJOURNMENT

On a motion by Stefanie Hurst and a second by Kevin McGuire, The Board adjourned at 1:18p.m.



Robbie Tedford, President

ATTEST:



Chris Lair, Secretary