

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

October 19th, 2017; 6:30 p.m.
City Hall Council Chambers

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Public Comment**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the EDC 4A Board or City staff may only respond with (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

IV. Business Items for Discussion and Possible Action

- A. Review, consider and discuss Key Initiative Area Goals (KIA'S).**
 - a.) List of Brokers
- B. Receive update on Collin College**
- C. Consider, discuss and act upon Façade Grant.**
- D. Consider, discuss and act upon Regional EDC committee. Mr. Lane to follow up on meeting with Frisco EDC.**
- E. Receive update on Camden Park Project.**
- F. Consider, discuss and act upon items for payment**
- G. Consider, discuss and act upon financial statements for September 2017, and required budget amendments**
- H. Consider, discuss and act upon meeting minutes for September 21st, 2017 and August 17th, 2017**
- I. Consider, discuss and act upon future workshop to discuss the following:**
 - a. 2018 KIA'S
 - b. Land Acquisitions
 - c. Feasibility Study for Hotels and like businesses
 - d. Main Street, EDC Position.

VI. 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 October 16th, 2017 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.


Daphne Hamlin/EDC Liaison



TO: Economic Development Corp
FROM: Daphne Hamlin, Finance Director
DATE October 19th, 2017
SUBJECT: Review KIA

Review, consider and discuss Key Initiative Area Goals (KIA's)



TO: Economic Development Corp
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Collin College

Receive update on Collin College

Action: No action required, information purposes only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Façade Grant

Consider, discuss and act upon Façade Grant received from Guy Forrest Anderson Jr.

ACTION: Approve or Deny

Guy Forrest Anderson, Jr.

5200 Private Road 1162

Farmersville, TX 75442

gfordersonjr@gmail.com

Mobile: (469) 408-8787

September 25, 2017

To: The Farmersville 4A Economic Development Corporation (FEDC)

Regarding: Business Improvement Grant Program ("Main Street Grant") application summary and status.

Dear Sirs/Madams:

I own 103 McKinney Street, currently Dr. Danielle Gamboa's office location. I have owned the building since 2005, and she has occupied the space as the headquarters for her medical practice since 2007.

The building is due for much-needed overhaul and rebuild of the front fascia, including the addition of an architecturally correct cantilevered awning. I have already replaced the building's roof several years ago, and this will be final step in the building's restoration.

I intend to apply for the full grant amount of \$25,000. Currently, I have 3 detailed competitive bids for the work from local contractors, and I am pursuing financing through Independent Bank of Farmersville, which holds my existing mortgage. I will finance this project by opening a construction loan for this project, and then refinancing the building rolling in the remaining balance of the construction loan after I have applied the grant funds to it, upon successful completion of the grant requirements.

We are drafting a new lease with Dr. Gamboa, as we have been running on a month-to-month agreement for several years under the terms of our previous lease. I expect this new lease to be executed by October 1, 2017.

I look forward to working together with the FEDC to improve greatly improve the appearance and physical condition of 103 McKinney Street, and in turn help drive everyone's growth and success in the Farmersville Historical District.

Regards,

Guy F. Anderson, Jr. / gfordersonjr@gmail.com

(469) 408-8787

FARMERSVILLE BUSINESS IMPROVEMENT GRANT POLICY AND GUIDELINES

Program Overview

The Farmersville 4A Economic Development Corporation (FEDC) introduces the Farmersville Business Improvement Grant Program as a way to stimulate commercial investment and development in Farmersville. This program is sponsored, funded, and monitored by the Farmersville 4A Economic Development Corporation Board of Directors who may amend, adjust, or eliminate this program at any time, for any reason.

Program Goal

The Business Improvement Grant Program is intended to enhance the economic development of the City of Farmersville by offering matching grant funds for façade or exterior improvements to the building, sign improvements, or other approved exterior property improvements.

Scope of Program

This program is limited to businesses in the City of Farmersville. The Farmersville 4A Economic Development Corporation has budgeted \$50,000 for the 2015–2016 fiscal year for the Business Improvement Grant Program. The grant award decisions of the Farmersville 4A Economic Development Corporation Board of Directors are final.

Type of Improvements allowed by Grant

Façade Improvement – Improvements to storefronts including, but not limited to, painting, reconstruction, replacement, or remodeling.

Sign Improvement – New signs, replacement, and/or renovation, or the removal of existing signs.

Property Improvement – Items such as but not limited to: landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.

Grant Award

The maximum size of the Grant award shall be \$25,000, with a required 50% match from the property owner.

Eligibility

Any existing businesses in the City of Farmersville shall be eligible for this program.

Guidelines

(A) - Proof of applicant's ownership of the subject business or businesses, or proof that the owner of such property has approved the application for such grant funds, shall be required.

(B) - The owner of a business to be operated within a leased facility and the owner of such leased facility must apply jointly for the program. Copies of a valid lease agreement, written permission of the owner(s), and proof of ownership of the leased facility shall be required.

(C) - The applicant shall provide at least three (3) cost estimates from three (3) separate bona fide contractors/suppliers of all proposed improvements.

(D) - The applicant shall provide "before" photos of the building/property that is proposed to be improved/renovated. The applicant shall provide "after" photos of the building/property after improvements and/or renovations have been completed.

(E) - The applicant shall provide verification and compliance with City Zoning requirements.

(F) - The applicant shall provide a true copy of relevant building/construction and/or site plans.

(G) - The applicant shall provide a true copy of the loan application to a bank, if a loan is needed to complete the improvement project.

(H) - The applicant shall provide a true copy of a letter from their bank stating the availability of funds if a loan is needed to complete the project.

(I) - The applicant must provide a current tax certificate demonstrating that all property taxes are currently paid and that there are no back taxes owed to any taxing entities.

(J) - A business may only apply for one (1) or more of the grants set forth herein within any calendar year. A business that receives grant funding during a calendar year shall not be prohibited from making subsequent applications for funding in following years.

(K) - The maximum amount of funding available to any one applicant or business establishment shall be \$25,000 per calendar year.

(L) - All grants are reimbursement grants, and will only be funded after completion of the project in accordance with drawings and specifications approved by the Farmersville 4A Economic Development Corporation (the "FEDC"), and after the applicant submits to FEDC proof of paid receipts for all applicable labor and materials. Photographs of the completed work shall also be required.

(M) - Reimbursement grants are a cash match for funds disbursed by the applicant and are not to exceed the limits set forth in the Type and Amount of Grant Section above. In-kind contributions may not be used as any part of the applicant's match. Only cash matches of the applicant's expenditures may be used.

(N) - The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the FEDC Board of Directors. Thereafter, any modifications must first receive the written approval of the FEDC Board of Directors. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

(O) - The applicant shall be responsible for all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.

(P) - The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.

(Q) - Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the FEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.

(R) - The applicant shall not begin any improvements prior to receiving written approval of grant funding from the FEDC.

(S) - The applicant must complete the improvement project within twelve (12) months of receiving written approval therefore from the FEDC. Failure to complete the improvements within the required time period may result in the loss of the grant funds allocated for the project.

(T) - The applicant must agree to remain in business and to not sell or assign such business to another person or entity for a period of twelve (12) months from the date of approval of his /her application.

(U) - Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the FEDC the grant money received, in accordance with the requirements.

(V) - Applicant certifies that applicant, or a branch, division, or department of applicant shall comply with Chapter 2264, Texas Government Code as added by Acts 2007, 80th Leg., R.S., Ch. 853, Sec. 1, eff. September 1, 2007. Applicant further certifies that in the event that applicant, or a branch, division, or department of applicant, is convicted of a violation under 8 U.S.C. Section 1324a(f), applicant shall be shall repay the amounts previously paid to or otherwise granted applicant by the FEDC pursuant to this program, with interest, at the rate and according to the other terms provided herein.

(W) - The applicant must agree that, in the event of default of its obligations, the FEDC has the right to reimbursement for all attorney's fees and costs, which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by applicant.

Application and Approval

(A) - Applications filed with the Farmersville EDC on or before the first Monday of each month shall be considered at the next regular FEDC Board meeting or at such special Board meeting that may be called.

(B) - Applications must be made on a form provided by the FEDC, which form shall be made available at the Farmersville City Offices located at 205 S. Main, Farmersville, Texas.

(C) - All applications must be approved by a majority vote of the Board of Directors of the FEDC.

(D) - An applicant shall be notified in writing of the FEDC's decision to approve or disapprove the application.

(E) - The FEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements the FEDC deems necessary or appropriate.

Funding of Grant

(A) - Upon written notification to the FEDC by the applicant that a project has been completed, an inspection by an FEDC representative or representatives shall be made to confirm that such project has been completed in accordance with the application, or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, or any other item that the FEDC may reasonably deem necessary for determining the project's completion.

(B) - Within thirty (30) days following the inspection required above, and confirmation of completion of the project in accordance with the application, or any approved modifications thereto, the FEDC shall consider a letter of approval. A copy of such letter shall also be provided to the applicant. Funding authorization shall take place at the FEDC Board meeting where the Board's letter is considered, approved, and acted upon.

(C) - Within fifteen (15) days following an FEDC inspection and the presentation of the receipts by the applicant, a determination is made by the FEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the FEDC shall issue a letter to the applicant indicating all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of the FEDC letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty (60) day period shall be deemed a default of applicant's obligations under the grant.

(D) - Available funding: The FEDC has currently budgeted a total of \$50,000 per year to fund this grant program. Grant applications received after the available funding has been exhausted may be considered the following fiscal year. The FEDC retains sole discretion to accept or reject applications either received before or after the available funding has been exhausted. The FEDC reserves the right to discontinue this program at any time.

(E) - If the subject business is closed, sold, transferred, downsized, or relocated within a six (6) month period after funding approval is received, the applicant shall be required to reimburse the FEDC for 100% of the grant amount received. Thereafter, until the twelve (12) month anniversary date of such approval, the applicant shall be required to reimburse the FEDC for 50% of the grant amount received if the subject business is closed, sold, transferred or relocated.

(F)- Payments due by the applicant/owner must be paid in full within thirty (30) days after the date of written notification by the FEDC that the applicant/owner is in default of any of the funding requirements set forth herein. The form of such payment shall be a cashier's check or money order, made payable to Farmersville Economic Development Corporation.

Notice

(A) THE FARMERSVILLE 4A ECONOMIC DEVELOPMENT CORPORATION MAY DELIVER A COPY OF THESE GUIDELINES TO ANY APPLICANT FOR HIS/HER REVIEW, BUT THE DELIVERY HEREOF DOES NOT CONSTITUTE AN OFFER OF A BUSINESS IMPROVEMENT GRANT TO THE APPLICANT.

(B) THE LAWS OF THE STATE OF TEXAS SHALL GOVERN THE INTERPRETATION, VALIDITY, PERFORMANCE, AND ENFORCEMENT OF THIS BUSINESS IMPROVEMENT GRANT PROGRAM, AND VENUE FOR ANY DISPUTE, LAWSUIT OR OTHER PROCEEDING INVOLVING THIS PROGRAM SHALL BE IN COLLIN COUNTY, TEXAS. IF ANY PROVISION OF THIS BUSINESS IMPROVEMENT GRANT PROGRAM IS HELD TO BE INVALID OR UNENFORCEABLE, THE VALIDITY AND ENFORCEABILITY OF THE REMAINING PROVISIONS SHALL NOT BE AFFECTED THEREBY.

THE FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION ACKNOWLEDGMENT OF RECEIPT OF GUIDELINES AND CRITERIA FOR:

BUSINESS IMPROVEMENT GRANT PROGRAM

The undersigned acknowledges and agrees to abide by and be subject to the terms and conditions of the Business Improvement Grant Program as described herein.

Applicant: Guy F. and Cheryl D. Anderson
Address: 103 McKinney Street, Farmersville, TX 75442
Phone Number: 469-408-5787
Signature: [Signature] Date: 9/10/2017
[Signature] 9/10/17

Property Owner: Guy F. and Cheryl D. Anderson

Address: 5200 Irvine Road 1162, Frumesside, TX 75442

Phone Number: 469-408-8787

Signature: [Signature] Date 9/10/2017

x Anderson Doc 9/10/17

Alvarez Construction

Guillermo Alvarez 214-491-8872

Farmersville

September 7, 2017

Guy Anderson

103 McKinney Street, Farmersville, 75442

Build interior temporary construction wall with door. Support the front roof structure, disassemble the entire front wall, and drill 3 piers 10 feet deep and 8 inches in diameter. Build metal structure with 10"X4"X3/8" rectangular tubing. Install 2 angle iron 8X6 & 4X6X1/2 thick approximately 20' long. All metal will be coated with oil base primer. Build a brick wall matching the existing brick wall, reinforced with 14 5/8 of an inch rebar. Build 6' X22' awning across the front with metal tubing, pressure treated plywood 3/4 inch thick with modified bitumen roofing. The awning is going to have 2 outlets and lights underneath as well as up above the awning with switch and timer. The front door will be replaced with fiber glass door and the glass will be replaced with 3/4 thick bronze over clear commercial temper units. The exterior metal will be covered with composite material "trex" the interior metal structure be painted and exposed.

Labor and Materials.....\$66,100

Time Estimated to Finish: 85 days

This price of this estimate will be level for 120 days

ESTIMATE

Robbyn's Nest Remodel LLC
802 Merit St
Farmersville, Tx 75442

Guy Anderson

Phone: (469) 766-5885
Email: rnrbizmail@gmail.com

Estimate # 000020
Date 09/21/2017

| Description | Total |
|---|--------------------|
| Building Repairs | \$68,357.99 |
| <p>Demo front wall of building to repair structural issues. Addition of 8" diameter piers to provide support to building front. Build metal support structure to withstand brick and mortar load for building front out of rectangular tubing and angle iron. (10"x4"x3/8" rectangular tubing and 8"x6"x1/2" and 6"x6"x1/2" angle iron). Prime (with oil based primer) metal framing to add protection to the steel. Lay brick and mortar to the same appearance of existing building, remove stone work under window and replace with brick. Wall will be reinforced with 5/8 rebar. Build awning to historical requirement of building for "Main Street" program. Awning will be 6' x 22' framed with metal tubing and pressure treated 3/4" plywood for decking coated with rubber roofing. Addition of 2 electrical outlets and lighting under the awning for sidewalk traffic and above the awning for effect. Lighting be placed on a timer/photo cell control. New fiberglass entry door and new insulated commercial grade windows. Wrap the exterior metal in a plastic/wood composite material for durability and protection, by means of using Trex for longevity. Finish out the interior and paint.</p> <p>Pricing includes labor and materials.</p> | |
| Subtotal | \$68,357.99 |
| Total | \$68,357.99 |

By signing this document, the customer agrees to the services and conditions outlined in this document.

Guy Anderson

ESTIMATE



Hanks'
Enterprise

Guy Anderson

(469) 408-8787

Estimate #

103 Mc Kinney St.

Date

09/18/2017

Hanks Enterprise
304 Pendleton St
Farmersville, Texas 75442

Phone: (214) 356-4118
Email: brotherhanks@hotmail.com

| Description | Total |
|---|--------------------|
| Building Face | \$69,500.00 |
| <p>Erect scaffolding in front of building and provide protected walkway for access to building during construction. Brace and support existing roof structure across building front. Remove the entire front wall of building to correct structural issues. Drill piers, minimum 8" diameter to support new building front. Build metal support structure to withstand brick and mortar load for building front out of rectangular tubing and angle iron. (10"x4"x3/8" rectangular tubing and 8"x6"x1/2" and 6"x6"x1/2" angle iron). Prime all metal framing with oil based primer to help protect steel. Rebuild brick exterior to match existing brick pattern now on the building, replacing stone work under the window with brick work. New wall will need to be reinforced with 5/8 rebar. Add awning to accommodate historical perspective of building for "Main Street" program. Awning will be 6' x 22' framed with metal tubing and pressure treated 3/4" plywood for decking coated with rubber roofing. Addition of electrical outlets (2) and lighting under the awning for sidewalk traffic and above the awning for effect. Recommend lighting be placed on a timer/photo cell control. New fiberglass entry door and new insulated commercial grade windows. Clad the exterior metal in a plastic/wood composite material for durability and protection, something like Trex would work well. The interior will finished out and painted.</p> | |

Pricing includes labor and materials.

| | |
|--------------|--------------------|
| Subtotal | \$69,500.00 |
| Total | \$69,500.00 |

By signing this document, the customer agrees to the services and conditions outlined in this document.

Guy Anderson

Example: Not yet finalized

Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective _____
[Date], by and between _____ [Landlord] ("Landlord") and
_____ [Tenant] ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as _____ [Address
of Building] and legally described as follows (the "Building"):

[Legal
Description of Building]

Landlord makes available for lease a portion of the Building designated as
_____ [Suite or Other Number of
Leased Building] (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the
Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions
and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and
valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same
from Landlord, for an "Initial Term" beginning _____ [Start Date] and
ending _____ [End Date]. Landlord shall use its best efforts to give Tenant
possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to
timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make
no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of _____ [Renewal
Term]. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not
less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at
the rental set forth below and otherwise upon the same covenants, conditions and provisions as
provided in this Lease.

2. Rental.

A. Tenant shall pay to Landlord during the Initial Term rental of _____
[Annual Rent] per year, payable in installments of _____ [Monthly Rental
Amount] per month. Each installment payment shall be due in advance on the first day of each
calendar month during the lease term to Landlord at

[Landlord's Designated Payment Address] or at such other place designated by written notice
from Landlord or Tenant. The rental payment amount for any partial calendar months included in
the lease term shall be prorated on a daily basis. Tenant shall also pay to Landlord a "Security
Deposit" in the amount of _____ [Security Deposit].

B. The rental for any renewal lease term, if created as permitted under this Lease, shall be
_____ [Annual Rent in Renewal Term] per year payable in installments
of _____ [Monthly Rental Amount] per month.

Example
Example

3. Use

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance.

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

9. Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. Parking.

~~During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Tenant shall provide Landlord with a list of all license numbers for the cars owned by Tenant, its agents and employees. Separated structured parking, if any, located about the Building is reserved for tenants of the Building who rent such parking spaces. Tenant hereby leases from Landlord _____ [Number of Parking Spaces] spaces in such structural parking area, such spaces to be on a first come-first served basis. In consideration of the leasing to Tenant of such spaces, Tenant shall pay a monthly rental of _____ [Parking Space Rental] per space throughout the term of the Lease. Such rental shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals.~~

13. Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.

If any legally constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any

time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit.

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

[Landlord]

[Landlord's Address]

If to Tenant to:

[Tenant]

[Tenant's Address]

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. Brokers.

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

30. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of New Jersey.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

[Landlord] Signature Block

[Tenant] Signature Block



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Regional EDC committee

Consider, discuss and act upon Regional EDC committee, Mr. Lane to follow up on meeting with Frisco EDC

ACTION: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Camden Park

Receive update on Camden Park Project.

ACTION: No action Information purposes only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Items for payment

Consider, discuss and act upon items for payment

1) Kimley Horn (zoning re-write) \$22,610.00

ACTION: Approve or Deny

CITY OF FARMERSVILLE
 ATTN: BEN WHITE
 205 S. MAIN
 FARMERSVILLE, TX 75442

Invoice No: 061290101-0917
 Invoice Date: Sep 30, 2017
 Invoice Amount: \$12,710.00

Project No: 061290101
 Project Name: FARMERSVILLE ORDINANCES
 Project Manager: BRAWNER, DREW

Please send payments to:
 KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 951640
 DALLAS, TX 75395-1640

Client Reference:

For Services Rendered through Sep 30, 2017

Federal Tax Id: 56-0885615

LUMP SUM

KHA Ref # 061290101.1-10069272

| Description | Contract Value | % Complete | Amount Earned to Date | Previous Amount Billed | Current Amount Due |
|---|------------------|---------------|-----------------------|------------------------|--------------------|
| PROJECT INITIATION / DATA COLLECTION / PROJECT MANAGEMENT | 14,200.00 | 90.00% | 12,780.00 | 12,070.00 | 710.00 |
| EVALUATE CURRENT ZONING AND SUBDIVISION ORDINANCES | 5,600.00 | 100.00% | 5,600.00 | 5,600.00 | 0.00 |
| PREPARATION OF THE ZONING ORDINANCES UPDATE | 35,700.00 | 85.00% | 30,345.00 | 21,420.00 | 8,925.00 |
| PREPARATION OF THE SUBDIVISION ORDINANCE UPDATE | 20,500.00 | 25.00% | 5,125.00 | 2,050.00 | 3,075.00 |
| PUBLIC WORKSHOP AND ADOPTION | 8,200.00 | 0.00% | 0.00 | 0.00 | 0.00 |
| Subtotal | 84,200.00 | 63.95% | 53,850.00 | 41,140.00 | 12,710.00 |
| Total LUMP SUM | | | | | 12,710.00 |

DESCRIPTION OF SERVICES PERFORMED:

PRESENTED DRAFT SUBDIVISION ORDINANCE RECOMMENDATIONS TO COUNCIL;
 REVIEWED FINAL SUBDIVISION ORDINANCE RECOMMENDATIONS WITH CITY STAFF;
 PROGRESS ON ZONING ORDINANCE AND SUBDIVISION ORDINANCE DOCUMENTS

Total Invoice: \$12,710.00

CITY OF FARMERSVILLE
 ATTN: BEN WHITE
 205 S. MAIN
 FARMERSVILLE, TX 75442

Invoice No: 061290101-0817
 Invoice Date: Aug 31, 2017
 Invoice Amount: \$9,900.00
 Project No: 061290101
 Project Name: FARMERSVILLE ORDINANCES
 Project Manager: BRAWNER, DREW

Please send payments to:
 KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 951640
 DALLAS, TX 75395-1640

Client Reference:

For Services Rendered through Aug 31, 2017

Federal Tax Id: 56-0885615

LUMP SUM

KHA Ref # 061290101.1-9944007

| Description | Contract Value | % Complete | Amount Earned to Date | Previous Amount Billed | Current Amount Due |
|---|------------------|---------------|-----------------------|------------------------|--------------------|
| PROJECT INITIATION / DATA COLLECTION / PROJECT MANAGEMENT | 14,200.00 | 85.00% | 12,070.00 | 11,360.00 | 710.00 |
| EVALUATE CURRENT ZONING AND SUBDIVISION ORDINANCES | 5,600.00 | 100.00% | 5,600.00 | 5,600.00 | 0.00 |
| PREPARATION OF THE ZONING ORDINANCES UPDATE | 35,700.00 | 60.00% | 21,420.00 | 14,280.00 | 7,140.00 |
| PREPARATION OF THE SUBDIVISION ORDINANCE UPDATE | 20,500.00 | 10.00% | 2,050.00 | 0.00 | 2,050.00 |
| PUBLIC WORKSHOP AND ADOPTION | 8,200.00 | 0.00% | 0.00 | 0.00 | 0.00 |
| Subtotal | 84,200.00 | 48.86% | 41,140.00 | 31,240.00 | 9,900.00 |
| Total LUMP SUM | | | | | 9,900.00 |

DESCRIPTION OF SERVICES PERFORMED:
 PRESENTED DRAFT ZONING ORDINANCE RECOMMENDATIONS TO COUNCIL;
 REVIEWED FINAL ZONING ORDINANCE RECOMMENDATIONS WITH CITY STAFF AT ZONING ORDINANCE COORDINATION MEETING #2;
 PROGRESS ON ZONING ORDINANCE DOCUMENT UPDATE;
 BEGAN DEVELOPMENT OF DRAFT SUBDIVISION ORDINANCE RECOMMENDATIONS

Total Invoice: \$9,900.00



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Consider, discuss and act upon financial statement for September 2017, and required budget amendments.

ACTION: Approve or Deny 4A EDC Financial Statements for September 2017 as presented

**Farmersville Economic Development Corp 4A
Investment and Budget Report**

September 2017

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A

September 2017

| | |
|--|----------------------|
| Statement Balance 9-1-2017 | \$145,654.85 |
| Deposits: | |
| Sales Tax: | \$19,716.56 |
| Cking Int .05% | \$6.01 |
| CD Interest | \$74.32 |
| Transfer to Texpool check 1291-1294 | \$(14,081.29) |
| Statement balance 10-01-2017 | \$151,370.45 |

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest
Oustanding checks

| | |
|---------------------------|---------------------|
| Balance 10-04-2017 | \$151,370.45 |
|---------------------------|---------------------|

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2017

| | FY 2017 | | | | | | | | | | | | | |
|---|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| | Budget | October | November | December | January | February | March | April | May | June | July | August | September | YTD |
| Beginning Bank Balance | | \$173,140.08 | \$201,976.01 | \$208,125.79 | \$230,622.32 | \$248,432.07 | \$277,620.76 | \$ 296,919.73 | \$322,901.46 | \$347,297.69 | \$116,927.21 | \$138,476.94 | \$145,664.86 | |
| Deposits | | | | | | | | | | | | | | |
| Sales Tax Collections | \$220,000.00 | \$29,345.45 | \$26,077.17 | \$22,405.42 | \$17,726.04 | \$28,103.92 | \$19,719.79 | \$ 27,272.05 | \$26,110.60 | \$19,549.47 | \$25,861.87 | \$28,248.95 | \$19,716.56 | \$291,137.29 |
| Transfer to Texpool | | | | | | | | | | \$-250,000.00 | | | | |
| Interest Income cding | \$1,100.00 | \$7.77 | \$8.50 | \$9.19 | \$9.40 | \$10.01 | \$12.06 | \$ 12.35 | \$13.73 | \$5.73 | \$4.94 | \$5.65 | \$8.01 | \$105.34 |
| Wire Fee | | | \$(10.00) | \$10.00 | | | | | | | | | | |
| CD Interest Earned | | \$71.72 | \$74.11 | \$71.92 | \$74.31 | \$74.32 | \$67.12 | \$ 74.32 | \$71.91 | \$74.32 | \$71.92 | \$74.31 | \$74.32 | \$874.60 |
| Total Revenue | \$221,100.00 | \$202,566.02 | \$228,125.79 | \$230,622.32 | \$248,432.07 | \$277,620.32 | \$297,419.73 | \$324,276.46 | \$349,097.69 | \$116,927.21 | \$142,866.94 | \$164,804.85 | \$166,461.74 | \$292,117.23 |
| Expenses: | | | | | | | | | | | | | | |
| Administration | \$1,000.00 | | | | | | | | | | | \$1,000.00 | | \$1,000.00 |
| Meeting Expenses | \$1,000.00 | \$539.03 | | | | | | | | | | | \$489.21 | \$1,028.24 |
| Dues/School/Travel | \$500.00 | | | | | | | | | | | | | \$49.98 |
| Office Supplies | \$200.00 | \$49.98 | | | | | | | | | | | | \$870.00 |
| Legal Service | \$2,500.00 | | | | | | | | | | | | | \$- |
| Marketing/Promotion Expenses | \$7,410.00 | | | | | | | \$1,377.00 | \$1,800.00 | | | | \$1,322.08 | \$4,499.08 |
| Marketing/Promotion Expenses/Advertising | \$7,500.00 | | | | | | | | | | | | | \$500.00 |
| Collin College Sponsorship | \$500.00 | | | | | | \$500.00 | | | | | | | \$- |
| Small Business Entrepreneurship Conf | \$1,000.00 | | | | | | | | | | | | | \$- |
| Farmersville Chamber | \$500.00 | | | | | | | | | | | | | \$- |
| Farmersville Rotary | \$500.00 | | | | | | | | | | | | | \$- |
| Total Expenditures | \$22,110.00 | \$689.01 | \$- | \$- | \$- | \$- | \$600.00 | \$1,377.00 | \$1,800.00 | \$- | \$- | \$1,000.00 | \$2,681.29 | \$6,947.30 |
| Directive Business Incentives | | | | | | | | | | | | | | \$- |
| Zoning Ordinance Re-write | \$85,000.00 | | | | | | | | | | | | | \$- |
| Collin College Project(sewer/street/electric) | \$150,000.00 | | | | | | | | | | \$6,390.00 | \$13,450.00 | \$11,400.00 | \$31,240.00 |
| Fiber Optic Cable | \$33,000.00 | | \$20,000.00 | | | | | | | | | | | \$- |
| Facade Grant Program | \$50,000.00 | | | | | | | | | | | \$4,700.00 | | \$20,000.00 |
| Total Development Cost | \$318,000.00 | \$- | \$20,000.00 | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$6,390.00 | \$18,150.00 | \$11,400.00 | \$46,940.00 |
| Total Expenditures | \$340,110.00 | \$689.01 | \$20,000.00 | \$- | \$- | \$- | \$600.00 | \$1,377.00 | \$1,800.00 | \$- | \$6,390.00 | \$19,160.00 | \$14,081.29 | \$82,887.30 |
| Revenue vs Expenditures | \$(19,010) | | | | | | | | | | | | | \$- |
| From Reserves | \$236,600.00 | | | | | | | | | | | | | \$- |
| Balance Budget | \$- | | | | | | | | | | | | | \$- |
| Total Expenditures | | \$689.01 | \$20,000.00 | \$- | \$- | \$- | \$500.00 | \$1,377.00 | \$1,800.00 | \$- | \$6,390.00 | \$18,150.00 | \$14,081.29 | \$82,887.30 |
| Ending Bank Balance | | \$201,976.01 | \$208,125.79 | \$230,622.32 | \$248,432.07 | \$277,620.32 | \$296,919.73 | \$322,901.46 | \$347,297.69 | \$116,927.21 | \$136,476.94 | \$146,664.85 | \$161,370.45 | |
| CD Investment | | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 |
| Texpool Balance | | \$618,917.67 | \$619,120.37 | \$619,360.73 | \$619,644.00 | \$619,809.76 | \$620,237.52 | \$620,600.37 | \$621,006.66 | \$671,609.22 | \$672,328.31 | \$673,086.39 | \$673,796.87 | |
| Interest Earned | | \$201.14 | \$202.08 | \$240.36 | \$263.27 | \$265.75 | \$327.67 | \$363.06 | \$406.28 | \$603.57 | \$719.09 | \$740.08 | \$728.48 | \$5,079.72 |
| Total Available Funds | | \$1,070,693.68 | \$1,077,246.16 | \$1,099,983.06 | \$1,118,076.07 | \$1,147,630.07 | \$1,187,167.06 | \$1,193,601.82 | \$1,218,303.34 | \$1,239,638.43 | \$1,268,804.26 | \$1,266,723.24 | \$1,276,167.32 | |



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Consider, discuss and act upon meeting minutes for August 17th, 2017 and September 21st 2017.

ACTION: Approve or Deny August 17th, and September 21st 2017 meeting minutes

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

August 17th, 2017

The Farmersville EDC met in regular session on August 17th, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, George Crump, Jason Lane and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, and City Council Liaison Mike Hurst.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:31 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, and City Council Liaison Mike Hurst.

PUBLIC COMMENT

No public comment taken.

PUBLIC HEARING, CONSIDER, DISCUSS AND ACT UPON EDC 4A PROPOSED 2017-2018 BUDGET AND GOALS

Chairman Meguire opened the public hearing @ 6:32 to receive comments on the EDC 4A Proposed 2017-2018 Budget and Goals. With no proponents or opponents to present their view, Chairman Meguire closed the public hearing @6:3

Mr. Smith motioned to approve the EDC 4A Proposed 2017-2018 Budget and Goals, Mr. Lane second the motion. Motion passed unanimously

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

Mr. Crump motioned to approve items list for payment as presented, Mr. Lane second the motion. Motion passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JULY 2017

On a motion made by Mr. Smith to approve financial statements as presented, second by Mr. Lane, motioned carried.

CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM JULY 20TH, 2017.

On a motion made by Mr. Crump to approve meeting minutes as presented, second by Mr. Smith, motioned carried.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Jason Grier Wylie EDC
College
Meeting with Frisco EDC
Drone Video
Camden Park
Homegrown Plants

ADJOURNMENT:

Meeting adjourned at pm. 6:45

Kevin Meguire, President

ATTEST:

George Crump, Secretary

DRAFT

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

September 21, 2017

The Farmersville EDC met in regular session on September 21st, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, George Crump, Jason Lane and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, Councilman Mike Hurst, Donna Williams, and Samuel Satterwhite with Wylie EDC.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:35 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Councilman Mike Hurst, Donna Williams, and Samuel Satterwhite with Wylie EDC.

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Board moved to Mr. White's office to review completed marketing video at 6:40 and reconvened at 6:50.

Mr. White on August 9th met with Kim Moore with Newmark Grubb Knight and Frank at their local office in Dallas, TX. Ms. Moore was very helpful, very knowledgeable, her suggestion to us was to know our workforce. Send out a survey in the utility bills get to know what is out there. Secondly, become a member of the Dallas Fort Worth marketing team and lastly grow your own businesses, cultivate what we have currently.

Ms. Moore had offered to attend one of our EDC meetings to provide input. Ms. Moore is a Managing Director with Newmark Grubb Knight and Frank. Ms. Moore said she may be able to assist us with a survey.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated that the Mayor was unable to attend tonight's meeting, Mayor is at the Collin College Banquet receiving an award on behalf of Farmersville EDC 4A, for obtaining the President Circle status.

Mr. White stated Collin College will begin work on the engineer part of the Farmersville Campus. Mr. Smith asked if there are any bonds issued for the Farmersville Parkway. Mr. White stated currently nothing is available.

CONSIDER, DISCUSS AND ACT UPON REGIONAL EDC COMMITTEE. MR. GREINER WITH WYLIE EDC WILL ATTEND MEETING

Mr. Greiner was unable to attend the EDC meeting, but in his place Mr. Satterwhite with Wylie EDC addressed the Farmersville EDC Board. Mr. Satterwhite has been with the Wylie EDC for 22 years, at that time the population was only 10k. Mr. Satterwhite said what has worked well for their growth in the beginning was obtaining foreclosure property in the Industrial Area. Mr. Satterwhite said if he could have done anything different was to expand the industrial space. Currently we are doing a lot of re-development on property acquired. Mr. Satterwhite gave the EDC examples of how they attracted growth, one is to use property, be aggressive, and give incentive packages. Convey property to businesses, identify performance measures.

Mr. Satterwhite said he reviewed some of the Farmersville data, currently we have 26% Industrial and 7 of the top 20 are manufacturing businesses, also looked at property in town at the East Industrial Park. Mr. Satterwhite said that Wylie was in our position 20 years ago. Chairman Meguire asked Mr. Satterwhite would it be in the best interest for Farmersville if the EDC Board acquired 50+ acres. Mr. Satterwhite said whatever you can obtain would be a good investment. Worked well for Wylie because we had local businesses needing to expand. Mr. Tedford asked how you enticed businesses to come to Wylie. Mr. Satterwhite said 60% for their business came from local business, word of mouth. Mr. Lane said with most of the existing Wylie Businesses how did you foster that relationship, how did you go about that? Mr. Satterwhite said mainly developing a relationship with business owners.

CONSIDER, DISCUSS AND ACT UPON RELOCATION OF NEW BUSINESS, BIG D CONCRETE NEEDING CITY WATER AND SEWER SERVICES

Mr. White updated the status of Big D Concrete, currently TIRZ Board funded the water line needed to supply Big D Concrete, and water line installation will begin October 2017.

Mr. White spoke about the potential of a Company Lafarge who has a relationship with Big D and are considering building a spur line and to build a silo to have a cement terminal like the one in Amarillo. Investment is approximately \$20m. Plan is to bring both facilities together at the same time. Setting up the Spur line and Batch Plant operation to make it successful. Mr. Lane asked how many jobs this plan will bring. Mr. White said the terminal part will be low.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White stated that the developer agreement is up to date and that the loan closed. Mr. Smith asked Mr. White if the City Engineer completed phase II. Mr. White said yes.

CONSIDER, DISCUSS AND ACT UPON PARKING ISSUE AT MURPHY CROSSING

Item Tabled.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion made by Mr. Lane to approve items listed for payment with the change on payment to the City of Farmersville, second by Mr. Crump, motioned carried

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR AUGUST 2017

On a motion made by Mr. Tedford to approve financial statements as presented, second by Mr. Lane, motioned carried.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Contact other EDC
Frisco EDC meeting
Greenville EDC
Labor pool Farmersville Booklet

ADJOURNMENT:

Meeting adjourned at pm. 8:20

Kevin Meguire, President

ATTEST:

George Crump, Secretary



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 19th, 2017
SUBJECT: Workshop

Consider, discuss and act upon future workshop to discuss the following:

- a. 2018 KIA's
- b. Land Acquisitions
- c. Feasibility Study for Hotels and like businesses
- d. Main Street, EDC Position

Action: Approve or Deny