

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

November 30th, 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 Regional EDC committee. Mr. Lane to follow up on meeting with Frisco EDC.**
- D. Receive update on Camden Park Project.**
- E. Consider, discuss and act upon items for payment**
- F. Consider, discuss and act upon financial statements for October 2017, and required budget amendments**
- G. Consider, discuss and act upon meeting minutes for October 19th, 2017**
- H. 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 November 27th, 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: November 30th, 2017
SUBJECT: Review KIA

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



TO: Economic Development Corp
FROM: Daphne Hamlin, Finance Director
DATE: November 30th, 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: November 30th, 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: November 30th, 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: November 30th, 2017
SUBJECT: Items for payment

Consider, discuss and act upon items for payment

1) Kimley Horn (zoning re-write) \$13,770.00

ACTION: Approve or Deny

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

Invoice No: 061290101-1017
 Invoice Date: Oct 31, 2017
 Invoice Amount: \$13,770.00
 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 Oct 31, 2017

Federal Tax Id: 56-0885615

LUMP SUM

KHA Ref # 061290101.1-10242238

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT INITIATION / DATA COLLECTION / PROJECT MANAGEMENT	14,200.00	95.00%	13,490.00	12,780.00	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	90.00%	32,130.00	30,345.00	1,785.00
PREPARATION OF THE SUBDIVISION ORDINANCE UPDATE	20,500.00	80.00%	16,400.00	5,125.00	11,275.00
PUBLIC WORKSHOP AND ADOPTION	8,200.00	0.00%	0.00	0.00	0.00
Subtotal	84,200.00	80.31%	67,620.00	53,850.00	13,770.00
Total LUMP SUM					13,770.00

DESCRIPTION OF SERVICES PERFORMED:
 DEVELOPED PRELIMINARY DRAFTS OF THE ZONING AND SUBDIVISION ORDINANCES FOR STAFF REVIEW;
 COORDINATION MEETING TO PREP FOR OPEN HOUSE AND REVIEW ZONING ORDINANCE COMMENTS

Total Invoice: \$13,770.00



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 30th, 2017
SUBJECT: Consider, discuss and act upon financial statement for October 2017, and required budget amendments.

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

**Farmersville Economic Development Corp 4A
October 2017**

Statement Balance 10-2-2017	\$151,370.45
Deposits:	
Sales Tax:	\$19,322.84
Cking Int .05%	\$6.24
CD Interest	
Transfer to Texpool check 1295	\$(22,610.00)
Statement balance 10-31-2017	\$148,089.53

Outstanding Transactions

**Sales Tax
Transfer to Texpool
CD Interest
Outstanding checks**

Balance 11-06-2017	\$148,089.53
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TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 30th, 2017
SUBJECT: Consider, discuss and act upon meeting minutes for October 19th, 2017

ACTION: Approve or Deny October 19th meeting minutes

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

October 19th, 2017

The Farmersville EDC met in regular session on October 19th, 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 Secretary Sandra Green, City Manager Ben White. Special guest recognized, Mayor Diane Piwko, Donna Williams, and Guy Anderson

CALL TO ORDER

Chairman Meguire convened the meeting at 6:30 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Mayor Diane Piwko, Donna Williams and Guy Anderson

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White addressed the EDC Board and stated he placed calls into several broker companies to discuss KIA's. Mr. White scheduled a meeting with Jones Lang LaSalle on 17th of November, and have calls into Cushman Wakefield and Henry S. Miller Companies. My target for the 10th of November is Henry S. Miller Companies and Cushman Wakefield on the 3rd of November. A meeting is scheduled with Sam Satterwhite with the Wylie EDC on the 25th of October, just trying to stay in touch with local EDC's.

Mr. White updated the EDC board regarding information received from Dallas Area Chambers on Project Cadillac. I did submit information to them, they are looking for a headquarters manufacturing distribution facility that will create a 100 jobs, need 165,000 sq. ft. building on 50 acres. Chairman Meguire gave the EDC board a background on how we receive this information. Chairman Meguire stated that Daphne, Mr. White and myself receive information from the Dallas Area Chambers on businesses that are looking to re-locate. When the information is received we review the data and if their needs would fit into Farmersville, if so we compile the information and submit.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated he contacted Mr. Collins, he stated there has not been much of a change, but they are still on track to add a project manager by May 2018. The open date is still 2021.

CONSIDER, DISCC AND ACT UPON FAÇADE GRANT

Guy Anderson addressed the EDC Board on his request for a façade grant. Mr. Anderson stated the building is suffering. The metal needs replacing because it is the original metal on the building and it is starting to affect the windows and walls. Not a hazard issue yet but needs attention. They will recycle and use all the bricks they can. Financing is pending at the bank and is backed by equity. Mr. Tedford asked if he was using Alvarez Construction and asked if he was going to re-use the white rock. Mr. Anderson said we are going with Alvarez Construction and will be re-using as much of the brick as we can, and get rid of the white rock. On a motion made by Mr. Tedford to accept the Façade Grant up to 25k and refund after completion and inspection of the project as presented, second by Mr. Crump, motioned carried.

CONSIDER, DISCUSS AND ACT UPON REGIONAL EDC COMMITTEE, MR LANE TO FOLLOW UP ON MEETING WITH FRISCO EDC.

Chairman Meguire stated a meeting is set up with Frisco EDC, 1st of November @11:15, Mr. Lane and Chairman Meguire will attend this meeting at LaHacienda.

Chairman Meguire asked if Mr. White would like to discuss the EDC Committee. Mr. White stated the intent is to get Blue Ridge, Princeton, and Wylie together on a monthly basis to discuss about new businesses coming, what issues different Cities might be facing, etc. Chairman Meguire asked Sandra to get with Daphne to contact local surrounding Cities to set up a meeting. Mr. Crump suggested adding Greenville, they are adding quite a few new businesses. Mr. White suggested keeping it within a 15 mile radius.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White updated the EDC board on the progress of Camden Park, they are still in the earth moving phase. Soon you will see utility lines going in then the roads. Mr. White stated we received an easement for the lifts station from Home Grown Plants. We then can get rid of the 2 lift stations, one off of Tedford Dr. and west side of street on CR 611. Mr. White stated we have received the escrow funds from the Camden Park developer. Developer has upped the pressure at looking into development apartments. Possibly looking at tax abatement for those units. Mr. Smith asked when you will go out for the bids on the lift station. Mr. White stated it will be a couple of months before the bid package will go out.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

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

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR SEPTEMBER 2017

No Action

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR SEPTEMBER 21ST, 2017 AND AUGUST 17TH, 2017.

On a motion by Mr. Tedford to approve minutes with a change on the September 21st. minutes from bonds to grants, second by Mr. Lane, motion carried.

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

Chairman Meguire asked to set up a workshop to discuss the 2018 KIA's, land acquisitions, feasibility study, Main Street, EDC Position. Workshop scheduled for November 16th, 2017 @ 5:30 for items a-d.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA
US 380 and 78
NCTCOG activity and TX 21 update

ADJOURNMENT:

Meeting adjourned at pm. 7:25

Kevin Meguire, President

ATTEST:

George Crump, Secretary



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 30th, 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