

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

September 19th 2019; 6:30 p.m.

City Hall Council Chambers

205 S. Main

Farmersville, Tx 75442

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

(For Non-Public Hearing Agenda Items)

If you wish to address the Farmersville Economic Development Board 4A on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Staff before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Farmersville Economic Development Board 4A for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Farmersville Economic Development Board 4A regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency

Business Items for Discussion and Possible Action

- A. Receive update on Collin College**
- B. Receive update on Concrete Facilities**
- C. Receive update on TIRZ Board**
- D. Receive update from Attorney regarding Life Line Loans**
- E. Consider, discuss and act upon financial statements for August 2019 and budget amendments.**
- F. Consider, discuss and act upon meeting minutes for August 15th, 2019**

IV. Reports

- A. City Manager Report – Ben White (No Deliberation or Action to be Taken)**
 - Infiltration issues
 - Txdot Status

V. Requests to be Placed on Future Agendas

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 September 16th, 2019 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: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2019
SUBJECT: Collin College update

Receive update regarding Collin College

Action: Informational item only



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19th, 2019
SUBJECT: Concrete Facilities

Receive update on Concrete Facilities

ACTION: Informational item only



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19th, 2019
SUBJECT: TIRZ Board

Receive update on the TIRZ Bpard

ACTION: Informational Item only



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19th, 2019
SUBJECT: Life Line Loans

Receive information from Attorney regarding Life Line Loans

ACTION: Informational item only

Daphne Hamlin

From: Alan Lathrom <Alathrom@bhlaw.net>
Sent: Thursday, September 12, 2019 4:41 PM
To: Daphne Hamlin
Cc: Jeff Moore
Subject: RE: 4A question

CONFIDENTIAL ATTORNEY-CLIENT PRIVILEGED COMMUNICATION
(Not intended to be shared with any other persons or parties.)

Daphne,

Please note that while the Type A corporation has the authority to make loans, Tex. Loc. Gov't Code § 501.155(a), the loan has to be associated with the provision of land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are for the creation or retention of primary jobs for qualifying projects such as: manufacturing and industrial facilities; research and development facilities; military facilities, including closed or realigned military bases; recycling facilities; distribution centers; small warehouse facilities; primary job training facilities for use by institutions of higher education; and regional or national corporate headquarters facilities. Tex. Loc. Gov't Code § 501.101.

I do not have sufficient information to specifically answer your question since I do not know whether the project for which such a loan might be intended is a qualifying project and whether a fire system would rise to the level of a qualifying cost to which a loan could be applied. Generally speaking, Type A probably would not be able to make a loan to the owner of a retail building or an office building to install or upgrade their fire suppression system.

If you can let me know more details regarding the proposed project and costs associated with the potential loan(s), I can provide you with a more accurate and detailed response.

Thanks,
Alan

Alan D. Lathrom
Brown & Hofmeister, LLP
Direct: (214) 747-6108

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From: Daphne Hamlin <d.hamlin@farmersvilletx.com>
Sent: Thursday, September 12, 2019 1:29 PM
To: Alan Lathrom <Alathrom@bhlaw.net>
Subject: 4A question

Hi Alan, I'm preparing the agenda for 4A next week and they have a question regarding loans for businesses. Can EDC loan funds to a business to help with infrastructure updates, specifically fire systems?



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19th, 2019
SUBJECT: Financial Statements

Consider, discuss and act upon financial statements for August 2019

ACTION: Approve or Deny August 2019 financial statements



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
AUGUST 2019
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Economic Development Corp 4A
August 2019

Statement Balance 8-1-2019	\$66,194.92
Deposits:	
Sales Tax:	\$25,518.17
Cking Int .05%	\$3.05
CD Interest	
Transfer from Texpool	
Cleared Checks 1315	\$(17,929.51)
Statement balance 9-2-2019	\$73,786.63

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest
Outstanding checks

Balance 9-4-2019	\$73,786.63
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Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2019

	FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$313,827.04	\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$87,535.36	\$106,561.87	\$32,026.41	\$45,798.17	\$66,194.92		
Deposits														
Sales Tax Collections	\$225,600.00	\$17,798.01	\$20,066.44	\$16,133.36	\$15,355.25	\$23,529.03	\$16,818.90	\$18,938.56	\$25,980.55	\$20,384.54	\$20,394.36	\$25,518.17		\$-
Interest Income Cking	\$6,000.00	\$13.32	\$13.58	\$10.27	\$2.11	\$2.94	\$4.16	\$3.95	\$3.99	\$1.47	\$2.39	\$3.05		\$220,917.17
Transfer to Texpool				\$(300,000.00)										\$61.23
Transfer From Texpool									\$150,000.00					
Purchase CD									\$(250,000.00)					
Texpool Interest		\$1,615.63	\$1,509.59	\$1,943.81	\$2,419.76	\$2,197.36	\$2,456.81	\$2,400.18	\$2,303.17	\$2,063.33	\$2,142.05	\$1,952.05		\$23,103.74
CD Interest Earned		\$123.29	\$127.40	\$123.29			\$1,541.10			\$1,575.34				\$3,490.42
Total Revenue	\$231,600.00	\$331,761.66	\$348,145.25	\$64,412.17	\$79,743.23	\$103,275.20	\$89,139.36	\$106,561.87	\$32,566.41	\$53,987.76	\$66,194.92	\$91,716.14		\$247,572.56
Expenses:														
Administration	\$1,000.00													\$1,000.00
Meeting Expenses	\$1,000.00								\$40.00					\$1,077.38
Dues/School/Travel	\$5,200.00	\$1,262.71												\$1,262.71
Office Supplies	\$200.00	\$61.12		\$26.30										\$87.42
Legal Service	\$2,500.00													\$-
Marketing/promotion Expenses														\$-
Marketing/Promotion	\$11,160.00													\$-
Expenses/Advertising	\$7,500.00					\$7,500.00								\$7,500.00
Collin College Sponsorship	\$500.00								\$500.00					\$500.00
Entrepreneurship Conf	\$2,500.00	\$2,500.00												\$2,500.00
Tex-21	\$1,000.00						\$1,000.00							\$1,000.00
Farmersville Chamber	\$500.00						\$500.00							\$500.00
Farmersville Rotary														\$500.00
Total Expenditures	\$33,060.00	\$3,823.83	\$-	\$26.30	\$-	\$7,500.00	\$1,500.00	\$1,500.00	\$540.00	\$-	\$2,037.38	\$-	\$-	\$14,427.51
Directive Business Incentives														\$-
Collin College Loop	\$15,000.00									\$8,189.59				\$-
Planner Land Use Map	\$36,000.00													\$-
Electrical Substation Loan	\$210,000.00													\$15,892.13
Facade Grant Program	\$50,000.00					\$25,000.00								\$25,000.00
Total Development Cost	\$311,000.00	\$-				\$25,000.00								\$40,892.13
Total Expenditures	\$344,060.00	\$3,823.83	\$-	\$26.30	\$-	\$32,500.00	\$1,500.00	\$1,500.00	\$540.00	\$8,189.59	\$17,925.51	\$-	\$-	\$65,318.64
Revenue vs Expenditures	\$(112,460)													
From Reserves														
Total Expenditures	\$3,823.83	\$3,823.83	\$-	\$26.30	\$-	\$32,500.00	\$1,500.00	\$1,500.00	\$540.00	\$8,189.59	\$2,037.38	\$-	\$-	\$65,318.64
Ending Bank Balance		\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$87,639.36	\$106,561.87	\$32,026.41	\$45,798.17	\$66,194.92	\$73,786.63		\$66,194.92
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00		\$500,000.00
Texpool Balance		\$888,923.87	\$890,533.46	\$1,192,477.27	\$1,184,897.03	\$1,197,094.39	\$1,199,551.20	\$1,201,951.38	\$1,054,254.55	\$1,056,317.88	\$1,058,459.93	\$1,060,411.98		\$1,060,411.98
Total Available Funds		\$1,466,861.70	\$1,488,678.71	\$1,506,863.14	\$1,524,640.26	\$1,517,869.59	\$1,537,190.56	\$1,558,533.25	\$1,586,280.86	\$1,602,116.05	\$1,624,654.85	\$1,634,196.61		\$1,634,196.61



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: September 19th, 2019
SUBJECT: Meeting minutes

Consider, discuss and act upon meeting minutes for August 15th, 2019

ACTION: Approve or Deny August 15th, 2019 meeting minutes



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
August 15TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on August 15th, 2019 at 6:34 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, Robbie Tedford, and Randy Smith. Absent Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant

RECOGNITION OF CITIZENS AND VISITORS

No visitors

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated everything remains on track. Ground breaking ceremony is scheduled for October 25th, 2019. Mr. White stated Mayor and others are getting prepared to attend and asked that a Farmersville EDC representative attend. Building of the campus will begin in November 2019. Received verbal acceptance that Farmersville electric will be the electric provider servicing the Collin College Campus. Mrs. Piwko asked do we have to renew the contract every few years. Mr. White stated we just renewed our energy contract with Garland and feels we will not have any issues. Mrs. Piwko asked if Penveso will be covered. Mr. White stated in about 3 years. Mr. White stated this contract is specifically tailored for the College. Mrs. Piwko asked will it be the west side only. Mr. White stated it will be all commercial users. Mr. White stated the investment the Farmersville EDC made in the College helped to get their business. Mr. Smith asked for an update on the status for the work on the line going to the College Campus. Mr. White stated the construction will begin in October 2019.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated Reliable continues with construction of their facility and should be completed by the end of September. Caddo Basin signed the CCN agreement. Still need a couple of signatures from Reliable and Nelson Brothers. Mr. White stated Caddo Basin actually signed document in May 2019, we just never received document. A development agreement with Martin Marietta has been lined out. Placed a lot of things in this agreement that we had verbally agreed upon, concrete driveways, landscaping around the facility, trees every 40 feet, nice entrance with masonry or wrought iron off the entrance along Highway 380, containment facilities around the batch plants and annex into the city. Once the agreement is signed they will annex into the City same day. Mr. White asked Martin Marietta if they would cover the entire aggregate and they did not agree with this statement. But we got everything else we asked for. Permits will be issue thru the county and platting will be done thru the City of Farmersville. This is a very big deal for Martin Marietta. There is a thoroughfare next to that facility and it is in our comprehensive plan. Mrs. Piwko asked if there is still going to be a rail yard. Mr. White stated yes, there will be two concrete facilities one which will be Martin Marietta and another leased to someone else. There are plans for a loop around the rail yard to the aggregate facility. Mrs. Piwko asked about Mr. Ewing's concerns. Mr. White stated without going against Mr. Ewing's trust, he is pursuing things the way he would like to pursue, he understands the position of the City of Farmersville. Mr. Smith asked about the status of the air quality permit. Mr. White stated they are going forward. Mr. Smith asked about the original letter requesting a hearing with TCEQ. Mr. White stated he has not written another letter. Mr. White stated that Mr. Ewing is doing things he feels is necessary. Mr. Smith asked if you are recommending a hearing with TCEQ at this point. Mr. White stated no, feels the development agreement is our current strategy.

RECEIVE UPDATE ON TIRZ BOARD

Mr. White stated he attend the TIRZ meeting this week and a budget was set for 2019-2020 year. TIRZ is supporting the funding of the road around the Collin College Campus. Mr. White stated TIRZ Board is requesting a project report on the Collin College Road as work begins. During the TIRZ Board meeting there was a discussion regarding fiber optic with Texas A&M representatives. TIRZ Board approved funds to run the survey for the fiber optic study. Texas A&M will run a commercial survey on a personal level. Residential survey probably will go out in utility bills. Mr. White stated the TIRZ Board asked for future projects. TIRZ Board is planning to do projects that will impact the City. Mr. White suggested the roads that interface off of Highway 380 example Raymond Street, Rike Street, Orange Street to begin with. Mr. White stated that Mr. Overstreet spoke about the industrial area around Welch Drive as well. TIRZ Board asked Mr. White to begin to develop a plan and start prioritizing road improvements. Mrs. Piwko asked about the reduction of the TIRZ size. Mr. White stated this will be discussed during the next meeting. Reducing the zone in residential areas only is the strategy we are attempting.

REVIEW, CONSIDER, AND DISCUSS TEDC WORKSHOP

Mr. White to attend. November 22nd Mesquite. Ms. Hamlin will schedule

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

- Motion made by Mr. Tedford to accept times for payment as listed (City of Farmersville reimbursement in the amount of \$17,929.51), (Electric substation \$15,892.13, Staff support \$1,000.00 and Meeting/Events \$1,037.38), seconded by Mrs. Piwko, all in favor, motion passed unanimously

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR JULY 2019 AND BUDGET AMENDMENTS

- Motion made by Mrs. Piwko to approve financials with changes noted on the July 2019 financials, second by Mr. Tedford. Motion passed all in favor.

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JULY 18TH 2019

- Motion made by Mr. Tedford to approve meeting minutes as submitted, second by Mrs. Piwko. Motion passed all in favor.

CITY MANAGER REPORT

Mr. White stated Lake Haven mud property closed. Tommy Cansler with TCCI land development has begun the development process

Mr. Lane asked how many homes. Mr. White stated approximately 2,000 homes, they have big plans and need a lot of homes to pay for the new sewer treatment plant. Mrs. Piwko asked about the agreement of developing plan for a park. Mr. White stated that they are currently focused on the big items at this time. Mr. Smith what type of time frame are we looking at before development. Mr. White stated approximately 2 years before development starts. Mr. Smith asked if there is a development agreement with Lake Have MUD. Mr. White stated development agreement was signed around 2013. Mr. White stated on the billing process want to bill out of this office so they will feel they are part of this city. Mr. White stated if they had other land and they wanted to get into (PIB) to approach the City. Mrs. Piwko stated only concern she can see is they will not have voting rights in the City.

Camden phase II has begun and will begin building homes next spring next year. Some sewer already built. Mrs. Piwko asked any further progress on apartments. Mrs. White stated not at this time.

BUDGET WORKSHOP

Mrs. Piwko asked about the downtown grant of \$5,000. Mr. Tedford stated he wants clarification on size of building. Mrs. Piwko stated it is a safety issue. Mr. Lane stated it is a place holder until we can figure out if it is legal.

Mr. Tedford stated he is very thankful and particularly thankful towards Dr. Collins who had fought for the Farmersville Collin College Campus. The EDC Board wants to thank and recognize the fight that Dr. Collins did for over 40 years to keep the Farmersville Collin College Campus alive and it is very exciting it is finally going to happen. All due to the leadership of Dr. Collins.

- On a motion from Mr. Smith to approve the revised 2018-2019 budget and proposed 2019-2020 budget, second by Mrs. Piwko, motion passed unanimously

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Infiltration issues – City Manager report – TX dot status and 78 update

Camden

Collin College

Life Line loans to support business infrastructure upgrades/grants contact attorney

Specifically fire systems

ADJOURNMENT

On a motion from Mr. Lane with a second from Mr. Tedford meeting was adjourned at 7:40 p.m.

ATTEST:

APPROVE:

Diane C. Piwko, Secretary

Jason Lane, Chairman

Farmersville Economic Development Corp 4A
"Exhibit A"

REVENUE	2018-2019 Proposed Budget	2019-2020 Proposed Budget
Sales Tax	\$225,600.00	\$206,000.00
Interest Earned Independent Bank	\$100.00	\$100.00
Interest Earned Independent Bank CD	\$2,500.00	\$13,250.00
Interest Earned Texpool	\$20,000.00	\$24,000.00
Total Revenue:	\$248,200.00	\$243,350.00
Administration Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$5,200.00	\$5,200.00
Tex 21	\$2,500.00	\$2,500.00
Legal Services	\$2,500.00	\$2,500.00
Office Supplies	\$200.00	\$200.00
Total Administration Expenses	\$12,400.00	\$12,400.00
Marketing/Sponsorship/Adver.		
Marketing/Promotion Expenses/Adv	\$11,160.00	\$7,660.00
Website update		\$2,000.00
EDC Round Table		\$1,500.00
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Small Business Conference	\$500.00	\$500.00
Total Marketing Expenses:	\$20,660.00	\$20,660.00
Total Administration and Marketing Expenses	\$33,060.00	\$33,060.00
Development		
Collin College Project Electrical Dist (150k)	\$15,000.00	\$135,000.00
Facade Grant Program	\$50,000.00	\$50,000.00
Electric Substation Loan (210k)	\$210,000.00	\$210,000.00
Planner Land Use Map/thoroughfare map	\$36,000.00	\$30,000.00
Impact Fee Study/Road improvement		
Total Development Cost:	\$311,000.00	\$425,000.00
Business		
Life Line		\$5,000.00
Total Business Cost:		\$5,000.00
Total Expenditures	\$344,060.00	\$463,060.00
Revenue vs. Expenditures	\$(95,860.00)	\$(219,710.00)
From Reserves	\$95,860.00	\$219,710.00
Balance Budget	\$-	