

CORINTH ECONOMIC DEVELOPMENT CORPORATION
August 5, 2019

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 5th day of August, 2019 the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Regular Session at 6:00 P.M. at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

CEDC Board Members:

Tina Henderson – President, Council Representative
Jerry Blazewicz – Vice President
Grady Ray – Secretary
Brad Hinson – Director
Steve Holzwarth – Director

CEDC Board Members Absent:

Robert Goodwin – Director
Eric Wiser – Director

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Helen-Eve Liebman – Planning and Development Director
Kimberly Pence – City Secretary

CALL TO ORDER:

President Tina Henderson called the meeting to order at 6:03 P.M.

CITIZENS COMMENTS

In accordance with the Open Meetings Act, the Board is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the published agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item. *All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.* Section 30.041B Code of Ordinance of the City of Corinth.

There were no Citizens Comments made.

CONSENT AGENDA:

1. Consider and act on minutes from the July 8, 2019 meeting.

There being no discussion, motion was made by Brad Hinson to approve the Consent Agenda as presented. Seconded by Steve Holzwarth.

AYES: Henderson, Ray, Blazewicz, Hinson, Holzwarth
NOES: None
ABSENT: Wisser, Goodwin

MOTION CARRIED

BUSINESS:

2. Consider and provide a recommendation to the City Council on the Requested Budget for the Corinth Economic Development Corporation for Fiscal Year 2019-2020.

Jason Alexander presented the recommended budget for Fiscal Year 2019-2020 to the Board of Directors. He explained that the proposed budget would be represent an increase from the last year's approved budget. The major expenditures for the proposed budget included the following: (i) an amount of \$150,000.00 for a floodplain and wetlands mitigation study for the Lynchburg Creek watershed; (ii) an amount of \$75,000.00 to collaborate with Slate Communications on promoting both the forthcoming Tax Increment Reinvestment Zone (TIRZ) and Transit-Oriented Development (TOD) District through digital and traditional media platforms; and (iii) an amount of \$75,000.00 to engage a consultant on conducting a feasibility study to best determine the location of a commuter rail station within the TOD District.

The proposed budget also includes expenditures of \$3,000.00 to obtain demographic information and other related data from the Environmental Systems Research Institute ("ESRI") and \$1,500.00 for ZacTax, a software program providing sales and use tax data analysis for businesses in Corinth.

The Board of Directors held a general discussion on the recommended budget.

There being no discussion, motion was made by Holzwarth to recommend approval of the requested budget for the Corinth Economic Development Corporation for Fiscal Year 2019-2020. Seconded by Hinson.

AYES: Henderson, Ray, Blazewicz, Hinson, Holzwarth
NOES: None
ABSENT: Wisser, Goodwin

MOTION CARRIED

3. Conveyance of real property located at 2003 Corinth Parkway from the City of Corinth to the Corinth Economic Development Corporation for economic development purposes.

Alexander explained to the Board of Directors that the conveyance of real property at 2003 Corinth Parkway is vital part of the City's and the Corinth Economic Development Corporation's efforts to facilitate development at the southwest corner of the Interstate Highway 35E and Corinth Parkway Interchange. He said that in accordance with state law, the conveyance of property from the City to the Corinth Economic Development Corporation could only be used for economic development purposes which, in this case, would entail the use of an economic incentive to encourage mixed-use development at the corner. Alexander also advised the Board of Directors that the proceeds from the future sale of the property would go to the City.

There being no discussion, motion was made by Grady Ray to recommend approval of the Conveyance of real property located at 2003 Corinth Parkway from the City of Corinth to the Corinth Economic Development Corporation for economic development purposes. Seconded by Hinson.

AYES: Henderson, Ray, Blazewicz, Hinson, Holzwarth
NOES: None
ABSENT: Wiser, Goodwin

MOTION CARRIED

REPORTS AND UPDATES:

1. Board Members

President Henderson shared with the Board of Directors that The Goddard School would have their ribbon cutting ceremony Tuesday, August 6, 2019 at 11:30 a.m.

2. Executive Director

Alexander presented the Board of Directors with new business cards featuring the City's new logo.

He also distributed reading materials to the Board of Directors concerning contemporary planning practice and technique as the City embarks on the Comprehensive Plan Update.

President Henderson recessed the Board at 6:35 p.m. * See Closed Session.

CLOSED SESSION

If, during the course of the meeting, any discussion of any item on the agenda should need to be held in executive or closed session for the Board to seek advice from the City Attorney as to the posted subject matter of this Board Meeting, the Board will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D Chapter 551, to consider one or more matters pursuant to the following:

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or a matter in which the duty of the attorney to the government

body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

The Board of Director met in Closed Session from 6:36 p.m. until 6:50 p.m.

A. Deliberations concerning an infrastructure project to assist with development opportunities along Interstate Highway 35E.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in executive session, any final action or vote taken will be in public by the Board. The Board shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

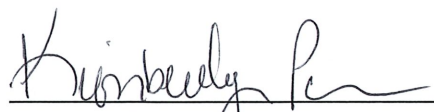
Reconvene in open session to take action, if necessary, on closed session items.

President Henderson reconvened the meeting in Open Session at 6:50 p.m.


There was no action taken from the Board of Directors on the Closed Session items.

ADJOURN:

There being no further business, President Henderson adjourned the August 5, 2019 Regular Session of the Corinth Economic Development Corporation at 6:52 P.M.



Kimberly Pence – City Secretary
Corinth Economic Development Corporation



Tina Henderson – President
Corinth Economic Development Corporation