

CORINTH ECONOMIC DEVELOPMENT CORPORATION
August 3, 2020

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 3rd day of August 2020, the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Regular Session at 6:03 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:

Grady Ray – President
Jerry Blazewicz – Vice President*
Brad Hinson – Secretary*
Tina Henderson – Director*
Joan Mazza – Director *

CEDC Board Members Absent:

Robert Goodwin – Director
Eric Wiser – Director

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Lana Wylie – Interim City Secretary
Ryan Burke – Slate Communications*
Liz Cassi – Slate Communications*

*** Attended the meeting remotely using video conferencing technology.**

CALL TO ORDER:

President Grady Ray 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 June 15, 2020 meeting.
2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending April 2020.
3. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending May 2020.

MOTION was made by Tina Henderson to approve the Consent Agenda as presented.

Seconded by Joan Mazza.

AYES: Ray, Blazewicz, Hinson, Henderson, Mazza

NOES: None

ABSENT: Goodwin, Wisner

MOTION CARRIED

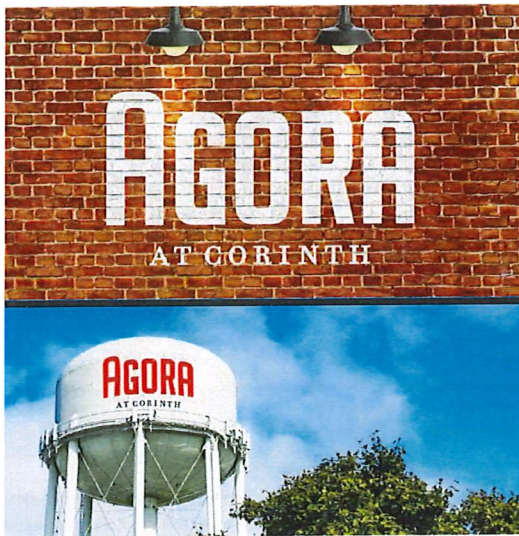
BUSINESS:

4. Consider and provide a recommendation to the City Council on a logo option for "Agora", the brand that will guide marketing and promotion efforts for Corinth's emerging downtown district and the surrounding neighborhoods.

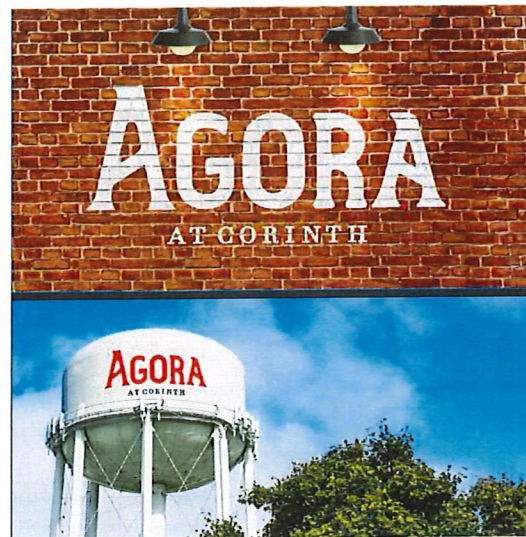
Ryan Burke and Liz Cassi, representing Slate Communications, developed new logos based on recommendations from the CEDC, the Corinth Ambassador Group and the City Council. Burke also shared with the Board of Directors that Slate Communications received feedback from two developers --- Realty Capital and Wolverine Interests --- regarding the design. He stated the target audience of Millennials and developers; with the secondary audience being active seniors and entrepreneurs. Burke and Cassi responded to questions from the Board of Directors.

The Board of Directors held a general discussion on the proposed logos for the Agora brand and marketing strategy.

Agora 1



Agora 2



MOTION was made by Joan Mazza to approve Agora 2 as the first choice, with 1 as the second choice.

Seconded by Jerry Blazewicz.

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

MOTION CARRIED

5. Consider and provide a recommendation to the City Council on the Requested Budget for the Corinth Economic Development Corporation for Fiscal Year 2020-2021.

Jason Alexander presented an overview of the proposed budget for the CEDC for Fiscal Year 2020-2021. He explained that the proposed budget included a capital outlay in the amount of \$1.35 million for acquisition of surplus right-of-way from the Texas Department of Transportation ("TxDOT").

Brad Hinson inquired about the approximately two (2) percent increase in wages and benefits.

Bob Hart stated that the recommendation has two (2) components: a 12 percent increase in health insurance and the two (2) percent salary increase that would become effective January 1, 2021. The raise would encompass all employees; however, the City will suspend step increases. Hart also shared 68 percent of the employees are below the mid-point pay range and the Department of Human Resources has been monitoring other cities, and they have reported increases of one (1) to four (4) percent in those communities. Hart said that Corinth is at the bottom of the range.

Henderson inquired about the proposed expenditures for promotional activities. Alexander explained that the proposed expenditure is the second part of a \$125,000.00 commitment to enhance the CEDC's marketing and promotional efforts. Of that amount, he said, \$75,000.00 was previously budgeted and expended on the creation of a logo and the development of website that would market opportunities in the community. The balance --- in the amount of \$50,000.00 --- would be used for the design and creation of pamphlets for developers and others interested in coming to Corinth and videos for the website.

Hart also stated that the skillset required to develop a website and design the pamphlets goes beyond what the City has in staff and time.

Henderson also inquired about the proposed increase in investment income. Alexander explained that the sales tax received by the City was higher than anticipated, even with the COVID-19 Pandemic. The Finance Department, Alexander explained, estimates the investment income and recommended that the investment income be increased given the higher than expected sales tax revenues for the past few months.

MOTION was made by Blazewicz to approve the budget as presented.

Seconded by Ray.

AYES: Ray, Blazewicz
NOES: Hinson, Henderson, Mazza
ABSENT: Goodwin, Wiser

MOTION FAILED

6. Consider and act on a contract for service with Brittain & Crawford, LLC for surveying, including legal descriptions and drawing exhibits, for certain real property located at 2003 Corinth Parkway (the former City Police Station) for an amount not to exceed \$5,000.00.

Alexander presented the proposal from Brittain & Crawford, LLC to the Board of Directors. He explained that the last time the property was surveyed was in 1946. Alexander also stated the two acres were deeded to the City for the construction of City Hall. Some of the property was utilized for the widening Corinth Parkway in 2009, and the legal descriptions and actual boundaries of the property do not reflect the widening of Corinth Parkway, and it is critical to have proper boundaries for the site especially with Realty Capital looking to break ground. If approved by the Board of Directors, Alexander explained that this proposal would be presented to the City Council on August 20, 2020.

MOTION was made by Blazewicz to approve the agreement as presented.

Seconded by Henderson.

AYES: Ray, Blazewicz, Hinson, Henderson, Mazza
NOES: None

ABSENT: Goodwin, Wiser

MOTION CARRIED

REPORTS AND UPDATES:

7. Board Members

None.

8. Executive Director

Alexander stated the tentative joint meeting between the CEDC and the City Council would be rescheduled, and that Michael Tally from Denton County would announce round two awards for the OPEN Grant soon.

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.

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.

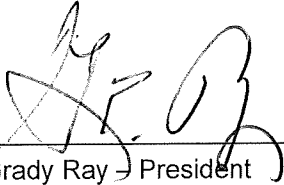
After discussion of any matters in executive session, any final action or vote taken will be in public by the Board. The Board shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

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

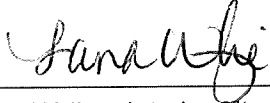
There was no Closed Session.

ADJOURN:

There being no further business, President Ray adjourned the August 3, 2020 Regular Session of the Corinth Economic Development Corporation at 6:55 P.M.



Grady Ray – President
Corinth Economic Development Corporation



Lana Wylie – Interim City Secretary
Corinth Economic Development Corporation