

CORINTH ECONOMIC DEVELOPMENT CORPORATION
June 11, 2018

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 11th day of June 2018 the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Special 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
Grady Ray – Secretary
Jerry Blazewicz – Vice President
Brad Hinson – Director
David Burnett – Director
Steve Holzwarth – Director

CEDC Board Members Absent:

Don Glockel – Director

Others Present:

Bob Hart – City Manager
Melissa Cranford – City Attorney
Jason Alexander – Executive Director
Kim Pence – City Secretary

CALL TO ORDER:

President Tina Henderson called the meeting to order at 6:00 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.

Tina Henderson recognized Brad Hinson, the newest board member of the Corinth Economic Development Corporation.

Brad Hinson introduced himself to the Board of Directors.

CONSENT AGENDA:

1. Consider and act on minutes from the May 7, 2018 meeting.
2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending March 2018.
3. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending April 2018.

CONSENT AGENDA APPROVED AS PRESENTED.

BUSINESS AGENDA:

1. Consider and act on the proposed amendments to the Corinth Economic Development Corporation Bylaws.

Bob Hart, City Manager, presented the item to the Board. Hart explained that in a recent workshop with the City Council, that there were discussions about making recommendations to amend the Corinth Economic Development Corporation (CEDC) Bylaws to make it clearer with respect to the lines of authority within the City's operations so that the Economic Development Director would report to the City Manager in terms of internal chain of command. Hart said that the CEDC Board of Directors is appointed by the City Council, and is an advisory to the same; however, the CEDC has some independent authority as well. He said that the proposed language brought forward is language that is common with 4B Corporations around the State, which appoints the City Manager as the Executive Director, and the City Manager would then appoint a staff member to support the work of the Board.

David Burnett asked what would be different in the day-to-day operations with approval.

Hart said that the amendments would ensure smoother coordination and communication.

There was a general discussion on the reporting structure.

Melissa Cranford, City Attorney, requested that the Board of Directors, because of Attorney/Client privilege, go into Closed Session so that she could offer legal advice relative to that matter.

President Henderson recessed the meeting at 6:15 P.M. * See Closed Session 551.071.

The Board met from 6:15 p.m. until 7:28 p.m. under Section 551.071.

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

President Henderson reconvened the meeting in Open Session at 7:28 P.M.

MOTION was made by David Burnett to table the proposed amendments to the Corinth Economic Development Corporation Bylaws.

Seconded by Grady Ray.

AYES: Ray, Blazewicz, Burnett, Henderson, Holzwarth, Hinson
NOES: None
ABSENT: Glockel
ABSTAIN: None

MOTION CARRIES

2. Discuss and provide staff direction on the Requested Budget for the Corinth Economic Development Corporation for Fiscal Year 2018-2019.

Jason Alexander presented the recommended budget to City Council for Fiscal Year 2018-2019. Alexander explained that several of the line items stem from the forthcoming Strategic Plan. He asked the Board of Directors consider adding a position to assist with accomplishing the goals and objectives of the Strategic Plan.

Brad Hinson asked about the classification and function of such position. Alexander explained that the position would be comparable to a coordinator role and provide administrative support and technical assistance.

President Henderson asked where in the budget funding for the position would come from. Alexander said that it would come out of wages and benefits.

President Henderson noted that the cost allocation from the Economic Development Corporation Fund to the General Fund decreased from about \$83,000 this fiscal year to \$54,000 for next fiscal year.

Grady Ray asked if it was necessary to hire two different consultant firms to conduct a tax increment finance plan and a target industry analysis. Alexander responded that it may be best to hire two firms.

There was a general discussion on the consultants and the tasks they would perform.

President Henderson discussed the need for a marketing program. Alexander requested guidance from the Board of Directors on funding a program aimed at selecting a consultant to design and print marketing and other promotional materials. President Henderson said that it is an expense that needs to be added to the recommended budget after discussing some of the marketing strategies utilized at the International Council of Shopping Centers (ICSC) Conference in Las Vegas, Nevada. Alexander added that the marketing and promotional materials would include information on demographics, incentives and key development sites. President Henderson recommended that the Board of Directors add \$75,000.00 to the budget for marketing and promotional materials.

There was a general discussion on the marketing and promotional brochures.

REPORTS AND UPDATES:

3. Board Members

No reports given.

4. Executive Director

No reports given.

President Henderson recessed the meeting at 7:55 P.M. * See Closed Session 551.087.

The Board met from 7:55 p.m. until 8:23 p.m. under Section 551.087.

President Henderson reconvened in open session to take action, if necessary, on closed session items at 8:23 p.m.

No action taken from Closed Session.

Tina Henderson, President reconvened the meeting in Open Session at 8:23 P.M.

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.

A. Deliberations regarding 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 regarding the Executive Director.

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.

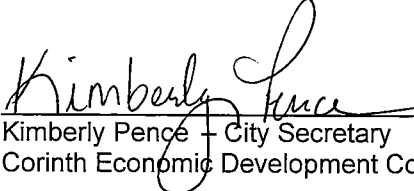
Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

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.

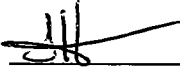
A. Deliberations regarding economic development incentives to a business prospect(s).

ADJOURN:

There being no further business, President Henderson adjourned the June 11, 2018 Special Session of the Corinth Economic Development Corporation at 8:23 P.M.



Kimberly Pence – City Secretary
Corinth Economic Development Corporation



Tina Henderson – President
Corinth Economic Development Corporation