

CORINTH ECONOMIC DEVELOPMENT CORPORATION
February 5, 2018

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 5th day of February, 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
Jerry Blazewicz – Vice President
Grady Ray – Secretary
Don Glockel – Director
Lowell Johnson – Director
David Burnett – Director
Steve Holzwarth – Director

CEDC Board Members Absent:

Others Present:

Don Paschal – Huffines Project Facilitator / Advisor
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.

There were no Citizens Comments made.

CONSENT AGENDA:

1. **Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending October 2017.**
2. **Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending November 2017.**

Jason Alexander made brief comments on the financial report for October 2017.

MOTION was made by Lowell Johnson to approve the Consent Agenda as presented.

Seconded by Don Glockel.

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

MOTION CARRIES

BUSINESS AGENDA:

3. Consider and act on the Annual Investment Report for Fiscal Year 2016-2017 for the Corinth Economic Development Corporation.

Alexander presented the Annual Investment Report as prepared by the Finance Department. He explained that the report is a summary of transactions for Fiscal Year 2016-2017 in accordance with state law.

MOTION was made by Glockel to accept and approve the Annual Investment Report for Fiscal Year 2016-2017 for the Corinth Economic Development Corporation.

Seconded by Johnson.

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

MOTION CARRIES

4. Consider and act on the Investment Policy for the Corinth Economic Development Corporation for Fiscal Year 2017-2018.

Alexander presented the Investment Policy as prepared by the Finance Department. He explained that the purpose of the policy, and the minor revisions therein, is to guide the investment of the public funds in accordance with state law for the Corinth Economic Development Corporation for Fiscal Year 2017-2018.

MOTION was made by Johnson to approve the Investment Policy for the Corinth Economic Development Corporation for Fiscal Year 2017-2018.

Seconded by Steve Holzwarth.

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

MOTION CARRIES

5. Consider and act on subscription service offered by Retail Lease Trac in the amount of \$850.00 to supplement the retail recruitment efforts of the Corinth Economic Development Corporation.

Alexander presented a request to the Board of Directors to allow staff to move forward with a subscription service with Retail Lease Trac in the amount of \$850.00. He explained that the subscription service could help the Corinth Economic Development Corporation reach out to retailers and that Retail Lease Trac provides a database of retailers looking to expand in Texas.

MOTION was made by David Burnett to approve the expenditure subject to review of the effectiveness prior to renewal next year.

Seconded by Johnson.

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

MOTION CARRIES

6. Consider and act on revisions to the Local Business Grants Program.

Alexander explained the revisions made to the Beautification Grant and the Signage Grant (collectively, the Local Business Grants Program). Those revisions included increasing the amount for façade improvements, landscaping, parking among other aesthetic enhancements from \$10,000.00 to \$15,000.00 for the Beautification Grant. The Signage Grant was revised to reflect a reimbursement amount of up to \$10,000.00, and is no longer limited to the replacement of pole mounted signs with monument style signs, but is for any type of sign that a business is seeking to bring up to code.

The total amount for the Beautification Grant and the Signage Grant, if a business decides to apply, was increased to \$20,000.00, which is the limitation of the grant program. These applications can be approved by the Board of Directors.

There was a general discussion held by the Board of Directors on the revisions and possible impacts on applicants with regards to the evaluation of applications, guarantees of funding and timing.

The Board of Directors provided additional direction to staff and requested staff explore similar incentive programs in surrounding communities.

Alexander asked the Board for time to prepare a [revised policy] for discussion and feedback at a future meeting.

7. Discuss, consider and provide a recommendation to City Council on a Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and Huffines Children's Trust to relocate and expand their automotive retail sales operations within the City of Corinth, Texas.

Alexander explained to the Board of Directors that the request for economic development incentives is part of a larger package from the City of Corinth to assist Huffines Children's Trust with relocating and expanding their business operations to their new site. Alexander said that the agreement is a revenue sharing agreement between all three parties --- the City of Corinth, the Corinth Economic Development Corporation and Huffines Children's Trust --- in which 50 percent of Huffines purchase of personal

property would come to the City of Corinth and the Corinth Economic Development Corporation as sales tax revenue and the remaining 50 percent would be rebated to Huffines.

The time-frame for the agreement is for ten (10) years; however, if the applicant is in compliance with the agreement at the end of the term on December 31, 2027, then the agreement will automatically renew for five (5) years.

Alexander also explained that there were two minor revisions to the Agreement:

Page 5, Line 71, to add “and the CEDC” so that Sub-paragraph A., under Paragraph 1.07., reads, “The boundaries of the site may be amended from time to time subject to the advance written approval of the City and the CEDC.”

Page 11, Line 167, to capitalize the word “upon”.

MOTION was made by Burnett to approve and recommended for approval by the City Council subject to the revisions as stipulated.

Seconded by Johnson

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

MOTION CARRIES

8. **Consider and act on a Resolution of the Board of Directors of the Corinth Economic Development Corporation authorizing the President to execute a Chapter 380 Economic Development Incentives Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and Huffines Children's Trust on behalf of the Corinth Economic Development Corporation subject to amendment and approval by the City Council.**

Alexander advised the Board of Directors that, as part of recommending approval of the Chapter 380 Economic Development Incentives Agreement, the Board of Directors must approve a Resolution authorizing the President to sign and execute the agreement, subject to approval by the City Council.

MOTION was made by Lowell Johnson to approve the Resolution of the Board of Directors of the Corinth Economic Development Corporation authorizing the President to execute a Chapter 380 Economic Development Incentives Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and Huffines Children's Trust on behalf of the Corinth Economic Development Corporation subject to amendment and approval by the City Council.

Seconded by Holzwarth.

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

MOTION CARRIES

REPORTS AND UPDATES:

1. Board Members

Grady Ray asked if anyone knew when the stop lights were going in on Robinson Road.

Burnett replied that it would be sometime in April according to a newsletter.

2. Executive Director

Alexander asked if any of the Board of Directors would like to attend the International Council of Shopping Centers (ICSC) Conference in Las Vegas, Nevada so that he could make arrangements.

He also informed the Board of Directors that Jay Patel was close to acquiring property from William Tsao at Millennium Place.

President Henderson recessed the meeting at 7:30 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.

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).

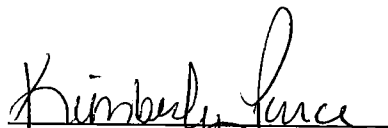
Reconvene in open session to take action, if necessary, on closed session items.

President Henderson reconvened the meeting in Open Session at 8:15 p.m.


No action taken from Closed Session.

ADJOURN:

There being no further business, President Henderson adjourned the February 5, 2018 Regular of the Corinth Economic Development Corporation at 8:16 P.M.



Kimberly Pence – City Secretary
Corinth Economic Development Corporation



Tina Henderson – President
Corinth Economic Development Corporation

