

CORINTH ECONOMIC DEVELOPMENT CORPORATION
November 6, 2017

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 6th day of November, 2017, 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:

Lowell Johnson – President
Tina Henderson – Secretary
Grady Ray – Director
David Burnett – Director
Jerry Blazewicz – Director
Don Glockel – Director
Steve Holzwarth – Director

CEDC Board Members Absent:

Others Present:

Isabel Velez – Loubel, Inc.
Luis Velez – Loubel, Inc.
Brad Bunt – Small Business Development Center
Bob Hart – City Manager
Fred Gibbs – Planning and Development Services Director
Jason Alexander – Executive Director

CALL TO ORDER:

Lowell Johnson called the meeting to order at 6:00 P.M.

CITIZENS COMMENTS:

None.

CONSENT AGENDA:

1. Consider and act on minutes from the October 9, 2017 meeting.
2. Consider and act on the Corinth Economic Development Corporation Finance Report for the period ending August 2017.

CONSENT AGENDA APPROVED AS PRESENTED

BUSINESS AGENDA:

1. Consider and act on an application from Loubel Inc. requesting economic development incentives pursuant to the Chapter 380 Economic Development Program Policies and Procedures to relocate and expand their business operations within the City of Corinth, Texas.

Jason Alexander presented the application to the Board. Alexander explained that Loubel Incorporated is requesting economic development incentives from the City and the Corinth Economic Development Corporation (CEDC) to relocate and expand their restaurant operations to another site within Corinth. After providing a brief overview of the application, including the acquisition of property along Interstate Highway 35E, the construction of a new upscale facility, the creation of new jobs and increase in sales tax revenues, Alexander turned the floor over to Isabel Velez, with Loubel Incorporated (the Company).

Velez made a brief presentation of the Company's history, activities to date and request for economic development incentives.

Jerry Blazewicz asked about the square footage for the proposed restaurant.

Velez responded that the restaurant would provide at least 5,000 square feet of enclosed space.

Grady Ray asked Velez about the sales figures for the existing restaurant.

Velez provided estimated sales figures for the Corinth location (\$1.2 million) and Lewisville location (\$1.3 million).

Brad Bunt handed copies of the estimated sales figures to the Board.

David Burnett asked if Velez could provide an estimate of the requested economic development incentives from the City and the CEDC.

Bunt replied that Velez is looking for approximately \$350,000.00. Bunt requested that the Board consider providing \$50,000.00 up front for Velez's use for the required equity injection for a small business loan, with the remainder of the economic development incentives to be provided based on meeting performance goals.

Blazewicz expressed concern about the future expansion of Interstate Highway 35E, and how it could potentially impact the size of the property as well as any easements.

Alexander said that he has had conversations with [Velez and Bunt] on the expansion of the interstate highway and that the Texas Department of Transportation has not acquired all the right-of-way needed for Phase II. He also said that the Phase II could further impact the property and that the future expansion will require additional consideration from the City and the Economic Development Corporation.

Johnson asked Velez if there was a date for commencement of construction.

Velez replied that she would like to start construction upon receipt of the final estimates from the architect and final approval from the City.

Johnson asked if Velez was looking to open in 2018.

Velez responded that construction would take between 8 to 12 months.

Johnson also asked if there were plans to keep the other restaurant open.

Velez stated that their lease is up at the end of the month, and that they will probably just lease from year to year.

Alexander asked the Board if they were additional questions for Velez or Bunt.

Don Glockel asked Alexander if he was seeking guidance from the Board and to pursue, if there is interest from the Board.

Alexander confirmed that he was seeking both guidance from the Board and to commence negotiations with Velez on economic development incentives pursuant to staff's recommendation.

NO MOTION MADE

2. Receive nominations and elect officers to serve as President, Vice President and Secretary of the Corinth Economic Development Corporation.

Burnett nominated Tina Henderson to serve as President of the Corinth Economic Development Corporation.

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

NOMINATION CARRIES

Burnett nominated Jerry Blazewicz to serve as Vice President of the Corinth Economic Development Corporation.

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

NOMINATION CARRIES

Glockel nominated Grady Ray to serve as Secretary of the Corinth Economic Development Corporation.

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

NOMINATION CARRIES

REPORTS AND UPDATES:

1. Board Members

Burnett commented on the transportation improvements at the intersection of Farm-to-Market Road 2499 and State School Road.

2. Executive Director

Alexander:

- A. Asked if any Board Members would like to attend the Lake Cities Education Foundation Gala on November 16, 2017.
- B. Informed the Board Members that City Council approved the Chapter 380 Economic Development Incentive Agreement with 6Q Hospitality, L.L.C. for the construction and operation of a Fairfield Inn & Suites.
- C. Informed the Board Members that the International Council of Shopping Centers (ICSC) will hold the annual Texas Conference and Deal Making from November 8th through November 10th.
- D. Welcomed Steve Holzwarth and Grady Ray, new Board Members, to the Corinth Economic Development Corporation.

Johnson recessed the meeting at 6:45 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.

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

Johnson reconvened the meeting in Open Session at 7:49 p.m.

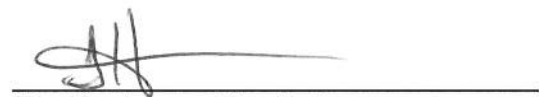
No action taken from Closed Session.

ADJOURN:

There being no further business, Johnson adjourned the November 6, 2017 Regular Session of the Corinth Economic Development Corporation at 7:49 P.M.



Kimberly Pence – City Secretary
Corinth Economic Development Corporation



Tina Henderson – President
Corinth Economic Development Corporation