

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this 6th day of June, 2016 the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Regular Session at 6:00 PM 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:

Sam Burke – Chairman
David Burnett – Director
Wade May – Director
Lowell Johnson – Director
Tina Henderson – Director
Jerry Blazewicz – Director

CEDC Board Members Absent:

Mike Amason – Vice Chairman

Others Present:

Jason Alexander, Executive Director
Catherine Stallcup, Administrative Assistant

CALL TO ORDER:

Chairman Sam Burke called the meeting to order at 6:04 P.M.

BUSINESS AGENDA:

1. Consider and act on minutes from the May 2, 2016 meeting.

MOTION was made by Lowell Johnson to approve the minutes from the May 2, 2016 meeting as written.

Seconded by Tina Henderson.

Ayes:	Burke, May, Johnson, Henderson, Burnett
Noes:	None
Abstain:	Blazewicz
Absent:	Amason

MOTION CARRIES

2. Consider and act on CEDC Finance Report for the period ending March 2016.

MOTION was made by Johnson to accept the CEDC Finance Report for the period ending March 2016 as presented.

Seconded by Wade May.

Ayes:	Burke, May, Johnson, Henderson, Burnett, Blazewicz
Noes:	None
Absent:	Amason

MOTION CARRIES

3. Consider and act on CEDC Finance Report for the period ending April 2016.

There was a general discussion held on why the sales tax showed a decline from March to April.

MOTION was made by David Burnett to approve the CEDC Finance Report for the period ending April 2016 as presented.

Seconded by May.

Ayes: Burke, May, Johnson, Henderson, Burnett, Blazewicz
Noes: None
Absent: Amason

MOTION CARRIES

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

Jason Alexander presented a list of proposed amendments to the Corporation Bylaws for the Board of Directors to consider and act on. Alexander proposed four (4) amendments, and they are as follows:

- I. **Public hearings.** Eliminating the requirement for a public hearing for projects as defined by state law. Some projects don't require economic development corporations to hold a public hearing because the population is less than 20,000. Currently, as the bylaws are structured, two public hearings are required: the first before the Corinth Economic Development Corporation and the second before City Council. By relaxing that requirement, it actually helps to expedite some of the projects that may be coming up in the future. Considering Corinth's population, according to the Census is less than 20,000, the City has a competitive advantage over neighboring communities that are larger.
- II. **Issuance of obligations.** As it is currently structured in the bylaws, City Council needs at least 120 days before the date of sale to approve a resolution before those obligations can be delivered. According to state law, it only requires 60 days and the adoption of a resolution prior to the delivery of the obligations. The way the bylaws are currently structured we're a little bit more stringent than state law.
- III. **Titles of officers.** Alexander proposed amending the titles of officers to ensure consistency with those described in state law. As proposed, *Chair* would be replaced with *President* and *Vice-Chair* with *Vice-President*.
- IV. **Correcting grammatical errors, typos and meeting time.** In addition to correcting grammatical errors and typos, Alexander also shared that the meeting time needed to be corrected. Currently, the Bylaws state that meetings take place at 7:00 p.m. on Mondays, when they actually take place at 6:00 p.m.

After proposing the first four amendments, Alexander asked for the Board to consider a fifth amendment, amending the appointment date.

- V. **Appointment date.** Currently the appointments expire on May 31st and begin on June 1st. This is inconsistent with the appointment terms of other City Boards. The terms for the other City Boards expire on September 30th and begin on October 1st. Amending the appointment terms will ensure consistency with the other Boards.

Discussion was held regarding the proposed amendments to the appointment terms.

May asked if there were any specific projects that would be eligible to bypass the public hearing process, or if this is being done proactively. Also, May asked who determines the population threshold of 20,000.

Alexander replied that is was proactive and also to aid with future projects, one being infrastructure. The State verifies the population of municipalities using the most recent Census. The Census (2010) verifies that the population of Corinth is 19,935. State law (the Development Corporation Act) authorizes Type B Corporations for municipalities with a population less than 20,000 to use sales tax dollars for infrastructure and other projects. This includes industry, manufacturing, corporate headquarters and anything listed in Chapter 501 without having a public hearing. Once the population exceeds 20,000, then those projects would have to go to City Council for approval. In a way, it fast tracks a project.

A general discussion was held regarding the calculation of the Census and public hearings.

MOTION was made by Henderson to approve the proposed amendments to the Corinth Economic Development Corporation Bylaws as presented, and with an amendment to the appointment terms.

Seconded by Burnett.

Ayes:	Burke, May, Johnson, Henderson, Burnett, Blazewicz
Noes:	None
Absent:	Amason

MOTION CARRIES

5. Receive an update and hold a discussion on the International Council of Shopping Centers (ICSC) Conference in Las Vegas, Nevada from May 22-25, 2016.

Both Alexander and Johnson led a general discussion on their conversation with multiple restaurants and retailers at the ICSC Conference. Several of the retailers actually perceived Farm-to-Market 2499 as the lifeblood of the City, rather than Interstate Highway 35E.

During a recent conversation with Buxton, Alexander relayed this information to them, and as the retailers believed, the average household income within the Farm-to-Market 2499 Corridor are noticeably higher than the norm for Corinth. Alexander requested that Buxton examine a seven-, ten- and 15-minute drive time from the intersection of Farm-to-Market 2181 and Farm-to-Market 2499 in response. He anticipated receiving the report in the near future.

Alexander spoke on several of the businesses that he and Johnson visited at the ICSC Conference, that included:

- Hyatt, Hyatt House
- Holiday Inn
- Marriott
- Cobblestone
- Costco
- Arby's
- Dunkin Donuts
- Panda Express
- Sub Zero Ice-Cream

General discussion was held regarding mixed-use development, developing a city center and exploring the development of a master plan to guide this future development activity.

Johnson explained different locations for development on Interstate Highway 35E, Farm-to-Market 2181, Farm-to-Market 2499, and Parkridge Road/Lake Sharon Drive.

General discussion was held regarding the corner of Swisher Road and the Interstate Highway 35E and issues that are happening with that piece of property.

6. Consider and accept resignation of a Board Member.

At this time Burke resigned from the Economic Development Corporation Board.

MOTION was made by Henderson to accept the resignation of Sam Burke from the Corinth Economic Development Corporation Board.

Seconded by Johnson.

Ayes:	Burke, May, Johnson, Henderson, Burnett, Blazewicz
Noes:	None
Absent:	Amason

MOTION CARRIES

7. Staff Reports and Updates:

a) Board Members.

Lowell Johnson stated that Alexander did an incredible job at ICSC.

b) Executive Director.

Alexander received an application for a Beautification Grant from Denton Area Teacher's Credit Union (DATCU) requesting \$10,000.00 for additional landscaping around the front of their building.

Alexander also received an application for a Signage Grant from Oakmont Property Owners' Association requesting financial assistance of \$10,000.00 for signage.

Both will be presented to the Board for action and consideration in July.

The next Board meeting will be held on Monday, July 11, 2016.

ADJOURN:

There being no further business, June 6, 2016 Regular Session of the Corinth Economic Development Corporation stood adjourned at 7:15 pm.



Catherine J. Stallcup, Administrative Assistant
City of Corinth



Sam Burke, Chairman of the Board
Corinth Economic Development Corporation