

CORINTH ECONOMIC DEVELOPMENT CORPORATION
September 16, 2019

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 16th day of September, 2019 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, Council Representative
Jerry Blazewicz – Vice President
Grady Ray – Secretary
Brad Hinson – Director
Steve Holzwarth – Director
Robert Goodwin – Director
Eric Wisser – Director

CEDC Board Members Absent:

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Helen-Eve Liebman – Planning and Development Director

CALL TO ORDER:

President Tina Henderson called the meeting to order at 6:01 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 August 5, 2019 meeting.
2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending June 2019.

There being no discussion, motion was made by Jerry Blazewicz to approve the Consent Agenda as presented. Seconded by Brad Hinson.

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

MOTION CARRIED

BUSINESS:

1. Discuss, consider and provide a recommendation to the City Council on a Resolution approving a First Amended and Restated Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and 6Q Hospitality, L.L.C., that, among other things, clarifies performance obligations and extends dates for accomplishing certain performance obligations in connection with the construction and operation of a hotel and conference center in the City.

Jason Alexander presented this item to the Board of Directors. Alexander stated that the proposed revisions are intended to clarify the rights and performance obligations of the parties to the Chapter 380 Economic Development Incentive Agreement and are intended to specifically: (i) provide that the hotel and conference center be constructed on the site purchased by 6Q Hospitality, L.L.C. at Millennium Place; (ii) provide that 6Q Hospitality, L.L.C. shall cause construction of the hotel and conference center to be commenced by January 1, 2020 and to be completed by August 31, 2019; (iii) extend the dates for certain performance obligations; and (iv) clarify the formula for determining the minimum assessed value of the hotel and conference center during the term of the agreement, provided that the minimum assessed value as of January 1, 2022 shall be at least \$10,000,000.00.

Alexander also explained to the Board of Directors the reasons for 6Q Hospitality, L.L.C.'s request to amend the agreement, including safeguarding against a soft hotel market and ensuring that retail and restaurant development will follow.

The Board of Directors held a general discussion about the proposed amendments.

There being no discussion, motion was made by Hinson to provide an affirmative recommendation to City Council on a Resolution approving a First Amended and Restated Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and 6Q Hospitality, L.L.C. Seconded by Grady Ray.

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

MOTION CARRIED

- 2. Consider and act on a Resolution of the Board of Directors of the Corinth Economic Development Corporation authorizing the President to execute the First Amended and Restated Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Texas, the Corinth Economic Development Corporation and 6Q Hospitality, L.L.C. on behalf of the Corinth Economic Development Corporation subject to amendment and approval by the City Council.**

There being no discussion, motion was made by Eric Wiser to approve the Resolution of the Board of Directors as presented. Seconded by Robert Goodwin.

MOTION CARRIED

- 3. Receive a presentation and an update on the creation of Reinvestment Zone Number Two, City of Corinth.**

Bob Hart delivered a presentation and update on the creation of Reinvestment Zone Number Two, City of Corinth, to the Board of Directors. The presentation entailed explaining the purpose and the benefits of tax increment reinvestment zones, the goal of creating a reinvestment zone in Corinth and how the property tax revenues from the incremental value of development in the reinvestment zone will support the construction and operation of a commuter rail station and stimulate additional investment interest in the community.

REPORTS AND UPDATES:

- 1. Board Members**

President Henderson shared with the Board of Directors that Corinth Rehabilitation Suites will have a ribbon cutting on Wednesday, September 18, 2019.

- 2. Executive Director**

Alexander shared with the Board of Directors that Kim Pence was recovering and would be present at the next session of the Corinth Economic Development Corporation.

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.

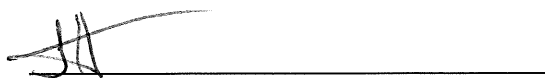
Reconvene in open session to take action, if necessary, on closed session items.

NO CLOSED SESSION

ADJOURN:

There being no further business, President Henderson adjourned the September 16, 2019 Special Session of the Corinth Economic Development Corporation at 6:37 P.M.


Kimberly Pence – City Secretary
Corinth Economic Development Corporation


Tina Henderson – President
Corinth Economic Development Corporation