

CORINTH ECONOMIC DEVELOPMENT CORPORATION
March 18, 2019

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 18th day of March, 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:

Jerry Blazewicz – Vice President
Grady Ray – Secretary
Brad Hinson – Director, Arrived at 6:20 p.m.
Steve Holzwarth – Director
Robert Goodwin – Director

CEDC Board Members Absent:

Tina Henderson – President, Council Representative
Eric Wiser – Director

Others Present:

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

CALL TO ORDER:

Vice President Jerry Blazewicz called the meeting to order at 6:02 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 February 4, 2019 meeting.**
2. **Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending December 2018.**
3. **Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending January 2019.**

There being no discussion, Blazewicz approved the Consent Agenda as presented.

BUSINESS:

1. **Hold a discussion concerning the creation of a Tax Increment Reinvestment Zone (TIRZ), the development of Transit Oriented Development (TOD), and the location of a proposed commuter rail station.**

Bob Hart led a discussion on the creation of a tax increment reinvestment zone (TIRZ) and transit-oriented development (TOD). Hart informed the Board of Directors on the purpose and structure of a TIRZ and the benefits of TOD. In particular, he focused the discussion on how a TIRZ and TOD would transform the Interstate Highway 35E Corridor, and in particular, to fund a transit stop within walking distance of North Central Texas College and spurring mixed-use development in proximity to the transit stop and college.

The Board of Directors asked general questions concerning how additional revenues created from the TIRZ could be used to fund a transit stop. Hart said that the additional revenues generated from the incremental value of new development would be reinvested and used to fund construction and operation of the transit stop. He also advised the Board of Directors that the transit stop was needed to satisfy the logistical and transportation needs of the students at North Central Texas College.

2. **Consider and act on a professional services agreement with Brittan & Crawford LLC for surveying and preparing surplus Texas Department of Transportation right-of-way acquisition documents, including legal descriptions and drawing exhibits, for an amount not to exceed \$20,000.00.**

Jason Alexander presented a contract for professional services agreement with Brittan & Crawford LLC to the Board of Directors. He explained that the services provided by Brittan & Crawford are needed to survey the surplus right-of-way to be acquired by the CEDC from the Texas Department of Transportation.

MOTION was made by Steve Holzwarth.to approve the Professional Services Agreement with Brittan & Crawford LLC as presented.

Seconded by Grady Ray.

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

MOTION CARRIES

3. **Consider and act on a Resolution of the Board of Directors of the Corinth Economic Development Corporation authorizing the City Manager of the City of Corinth, Texas to execute a professional services agreement with Brittan & Crawford, LLC on behalf of the Corinth Economic Development Corporation.**

Alexander presented a request to the Board of Directors that a Resolution of the Corinth Economic Development Corporation be approved that authorizes the City Manager to execute a professional services agreement on its behalf with Brittan & Crawford, LLC. If the Resolution is approved, then the City Manager would be authorized to execute the professional services agreement with Brittan & Crawford LLC on behalf of the Corinth Economic Development Corporation.

MOTION was made by Ray to approve a Resolution of the Board of Directors of the Corinth Economic Development Corporation authorizing the City Manager of the City of Corinth, Texas to execute a professional services agreement with Brittan & Crawford LLC as presented.

Seconded by Brad Hinson.

AYES: Ray, Blazewicz, Holzwarth, Hinson, Goodwin

NOES: None

ABSENT: Henderson, Wisner

MOTION CARRIES

REPORTS AND UPDATES:

1. Board Members

None.

2. Executive Director

Alexander reminded the board of the Lake Cities Chamber Luncheon that will be held on Tuesday, March 19th.

Blazewicz recessed the meeting at 6:40 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.

A. Potential land acquisition related to incentives and projects (Project Daylight).

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.

The Board of Directors met in Closed Session from 6:44 p.m. until 7:18 p.m.

Blazewicz reconvened the meeting in Open Session at 7:18 p.m.

No action taken from Closed Session.

ADJOURN:

There being no further business, Vice President Blazewicz adjourned the March 18, 2019 Special Session of the Corinth Economic Development Corporation at 7:19 P.M.

Kimberly Pence – City Secretary
Corinth Economic Development Corporation

Jerry Blazewicz – Vice President
Corinth Economic Development Corporation