

CORINTH ECONOMIC DEVELOPMENT CORPORATION
July 10, 2017

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 10th day of July, 2017 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:

Lowell Johnson – President
Mike Amason – Vice President
Tina Henderson – Secretary
David Burnett – Director
Jerry Blazewicz – Director

CEDC Board Members Absent:

Don Glockel – Director
Wade May – Director

Others Present:

Jason Alexander, Executive Director
Sarah Smith, Executive Assistant to the City Manager

CALL TO ORDER:

President Lowell Johnson called the meeting to order at 6:01 P.M.

CONSENT AGENDA:

1. Consider and act on minutes from the June 12, 2017 meeting.
2. Consider and act on minutes from the June 19, 2017 meeting.
3. Consider and act on the Corinth Economic Development Corporation Finance Report for the period ending May 2017.

CONSENT AGENDA APPROVED AS PRESENTED

BUSINESS AGENDA:

1. Consider and act on the Requested Budget for the Corinth Economic Development Corporation for Fiscal Year 2017-2018.

Jason Alexander shared the proposed/requested budget for the Corinth Economic Development Corporation (CEDC) for Fiscal Year 2017-2018. Before the proposed budget can go before City Council, the Board is required by the Bylaws to vote on the budget, and make any recommendations or revisions to the budget. The budget as presented shows a decrease of approximately \$153,000 this year from last year. Last year the approved budget was for \$695,257. This year it is \$579,042. Alexander explained that part of this decrease is coming from the removal of the capital outlay for branding and marketing. Our new City Manager would like to increase the participation from the community with respect to branding and marketing. Until the community has had an opportunity to consider what we should have in terms of a logo, a brand, he would like to hold off on that project.

Mike Amason asked if the City Manager has a time frame in mind of when he would to start looking at or is this just an indefinite hold.

Alexander stated that there is a time frame. Part of that is coinciding with the budget for the City as a whole.

Alexander discussed that the project incentives for this year show a decrease of about \$10,000. Part of that is due to keeping the budget the same. We are looking at about \$100,000 for incentives such as assisting with permitting fees and \$50,000 as part of our aesthetic grants. There is a transfer of \$50,000 to the Park Development Fund. Professional services remains in the amount of \$69,200, that includes our attorney fees and also includes \$50,000 to hire consultants as need be.

The requested beginning fund balance for CEDC for next fiscal year is approximately \$3.46 million. That represents an increase of about \$153,000 from the estimated fund balance. The fund balance is in place for us to assist with big projects such as Lynchburg Creek and perhaps acquiring property at a future date from the Texas Department of Transportation (TXDOT).

Lowell Johnson stated that the budget does include a three percent (3%) raise for the CEDC Director which can be increased or decreased.

Amason requested to speak further on the CEDC Director's salary. Considering that there has been exceptional work, as well as carrying the workload, he was in favor of discussing more than a three percent (3%) increase.

MOTION was made by Mike Amason to propose a five percent 5% increase for salary and benefits for the Director of Economic Development.

Seconded by David Burnett.

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

AMENDED BUDGET MOTION was made by David Burnett to approve the budget as presented with the amendment that we made to the salary.

Seconded by Johnson.

MOTION CARRIES AS AMENDED

Johnson stated that the City may come back and request from the Board some help on the branding program, and if they do, the Board will have to do a budget amendment to pull money out of fund balance.

Tina Henderson asked if staff knew what the City Manager planned on doing regarding the branding.

Alexander shared that the City Manager wants to have the community more engaged. This could be one of the avenues to increase civic participation. Also, all will have an opportunity to have input into the design rather than it emanating from one particular department. The Strategic Plan has guided a lot of the City's efforts and adding this to it and having the other departments aligned under that gives more credibility to that document.

David Burnett stated that he would like to have something that would attract the businesses to put in brochures. Not just ones CEDC are incentivizing, but other businesses that are already here.

Johnson asked the question, All those in favor of the budget as presented with the amendment signify by saying Aye.

Ayes:	Johnson, Blazewicz, Amason, Henderson, Burnett
Noes:	None
Abstain:	None

Absent: May, Glockel

The budget is passed for recommendation on to the City Council with the amendment

REPORTS AND UPDATES

1. Board Members

Amason asked about construction updates for Interstate Highway 35E and Farm-to-Market Road 2499.

Burnett asked about the building across the street from City Hall and owned by Texas Health Resources.

2. Executive Director

President Johnson recessed the meeting at 6:27 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.

President Johnson reconvened the meeting in Open Session at 7:18 p.m. * See Closed Session.

ADJOURN:

There being no further business, President Johnson adjourned the July 10, 2017 Special Session of the Corinth Economic Development Corporation at 7:18 P.M.

Sarah Smith, Executive Assistant to the City Manager

Lowell Johnson – President
Corinth Economic Development Corporation