# AGENDA
# 4A ECONOMIC DEVELOPMENT COMMISSION
# CITY OF FERRIS
# MUNICIPAL CORPORATION OF THE
# STATE OF TEXAS, ELLIS COUNTY
# AT THE
# COUNCIL CHAMBERS
# 215 W. SIXTH STREET, FERRIS, TEXAS 75125
# 1:00 P.M. THURSDAY FEBRUARY 11, 2016

***NOTICE IS HEREBY GIVEN THAT THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN REGULAR SESSION AT 1:00 P.M. ON THE 11TH DAY OF FEBRUARY, 2016 AT THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125 FOR THE PURPOSE OF CONSIDERING:***

| ITEM | DESCRIPTION | PAGE |
|---|---|---|
| | **COMMISSION BUSINESS** | |
| 1. | Call to order. | ø |
| 2. | Roll call to determine the presence of a quorum. | 1 |
| 3. | Discussion of EDC Finances. | 2 |
| | **APPROVAL OF MINUTES** | |
| 4. | Consider approval of 4A E.D.C. meeting minutes of January 14, 2016. | 5 |
| | **DISCUSSION** | |
| 5. | Update of City Council Retreat. | ø |
| 6. | Update of Development Related Projects in Ferris. | ø |
| 7. | Confirmation of 2-day joint 4A and 4B Board Working Retreat. | ø |

## CLOSING

8. Discuss items to be placed on next meeting's agenda. ø

9. Adjourn. ø

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## Executive Session Reservation

The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS: Closed session is allowed (1) to discuss or deliberate 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 (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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## Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

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I, DESTINY WRIGHT, HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE 8TH DAY OF FEBRUARY, 2016 BY 1:00 P.M.

Destiny Wright

DESTINY WRIGHT,
CITY SECRETARY

# 4A E.D.C.

## MEETING ATTENDANCE RECORD

### 2015-2016

| 4A E.D.C. Commission | | | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Place | Name | Title | 10 | 8 | 12 | 10 | 14 | 11 | 10 | 14 | 12 | 9 | 14 | 11 |
| Place 1 | James Harrison | Commissioner | P | A | A | P | P | | | | | | | |
| Place 2 | Bill Pardue | Commissioner | P | P | P | P | P | | | | | | | |
| Place 3 | Michael Martinez | Commissioner | P | P | P | P | P | | | | | | | |
| Place 4 | Charles Hatfield | Commissioner | P | P | P | P | P | | | | | | | |
| Place 5 | Chad Newsom | Commissioner | P | P | P | A | P | | | | | | | |
| | | | | | | | | | | | | | | |
| | | Total Present: | 5 | 4 | 4 | 4 | 5 | | | | | | | |

A quorum of the commission is 3 members.

| City Staff | | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Title | Name | 10 | 8 | 12 | 10 | 14 | 11 | 10 | 14 | 12 | 9 | 14 | 11 |
| City Manager | Carl Sherman | P | P | P | P | P | | | | | | | |
| | | | | | | | | | | | | | |
| | Total Present: | 6 | 5 | 5 | 5 | 6 | | | | | | | |

| | |
|---|---|
| - | Cancelled |
| P | Present |
| A | Absent |
| R | Resigned |
| D | Deceased |
| E | End of Term |

Chairman- "Will the Secretary please call the roll."
The Secretary calls each member's position and name.
They respond if they are present.
Secretary- "A quorum is present."

4A EDC Financials
Overview

| 2014-2015 | Month | Tax Receipts | Oth Rev | Admin Exp | Other Exp | Bank Balance |
|---|---|---|---|---|---|---|
| | 31-Aug | 10,575.13 | $ 29.18 | $ 1,791.67 | $ 250.00 | $ 555,099.94 |
| | 30-Sep | $ 7,365.76 | | $ 1,791.67 | $ 9,252.73 | $ 559,431.93 |

| 2015-2016 | Month | Tax Receipts | Oth Rev | Admin Exp | Other Exp | Bank Balance |
|---|---|---|---|---|---|---|
| | 31-Oct | $ 8,847.14 | $ 91.96 | $ 2,041.66 | | $ 566,329.36 |
| | 30-Nov | | 95.11 | | 7923.42 | $ 558,501.05 |
| | 31-Dec | $ 20,496.44 | 95.93 | $ 4,083.32 | 656.56 | $ 574,353.52 |
| | 31-Jan | $ 5,711.38 | 91.57 | $ 2,041.67 | | $ 578,114.80 |
| | 29-Feb | | | | | |
| | 31-Mar | | | | | |
| | 30-Apr | | | | | |
| | 31-May | | | | | |
| | 30-Jun | | | | | |
| | 31-Jul | | | | | |
| | 31-Aug | | | | | |
| | 30-Sep | | | | | |

### 4A Economic Development (60)
### For the Fiscal Period 2016-4 Ending January 31, 2016

| | | Debit | Credit |
|---|---|---|---|
| **60-00-3051** **4a .5% Economic Development Tax** | **Beginning Balance** | | 29,343.58 |

| Trans action | Src | Typ | Date | Document Number | PO/Ref Number | Payor/ Vendor | Description | Debit | Credit |
|---|---|---|---|---|---|---|---|---|---|
| 73638 | GL | GJ | 01/14/16 | | | | To record Sales and Use Tax Deposit Received from Texas Comptroller- January 2016 | 0.00 | 5,711.38 |

| | | | |
|---|---|---|---|
| | **Ending Balance** | | 35,054.96 |

| | | Debit | Credit |
|---|---|---|---|
| **60-00-3070** **Transfer from General Fund** | **Beginning Balance** | | 0.00 |
| | **Ending Balance** | | 0.00 |
| **60-00-3840** **Interest Income** | **Beginning Balance** | | 283.00 |
| | **Ending Balance** | | 283.00 |
| **60-65-4201** **Retention Expense** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4221** **General Office Supplies** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4227** **Books & Pamphlets** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4360** **Consultant Service** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4363** **Other Professional Service** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4364** **Engineering Service** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4365** **Advertisement & Notices** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4378** **Banking Admin Expense** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4381** **Dues & Memberships** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4382** **Professional Training** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4383** **Travel Expense** | **Beginning Balance** | 656.56 | |
| | **Ending Balance** | 656.56 | |
| **60-65-4390** **Marketing/Promotional Activities** | **Beginning Balance** | 0.00 | |
| | **Ending Balance** | 0.00 | |
| **60-65-4391** **Adm Cost Share to General Fund** | **Beginning Balance** | 6,125.01 | |

| Trans action | Src | Typ | Date | Document Number | PO/Ref Number | Payor/ Vendor | Description | Debit | Credit |
|---|---|---|---|---|---|---|---|---|---|
| 73639 | GL | GJ | 01/14/16 | | | | Budget Monthly Transfer for January 2016 | 2,041.67 | 0.00 |

| | | | |
|---|---|---|---|
| | **Ending Balance** | 8,166.68 | |

4A Economic Development (60)

For the Fiscal Period 2016-4 Ending January 31, 2016

| | | | Debit | Credit |
|---|---|---|---|---|
| 60-65-4398 | Rebate/Refunds | Beginning Balance | 0.00 | |
| | | Ending Balance | 0.00 | |
| | | | Debit | Credit |
| 60-65-4400 | Land | Beginning Balance | 0.00 | |
| | | Ending Balance | 0.00 | |
| | | | Debit | Credit |
| 60-65-4913 | Restricted Reserves | Beginning Balance | 0.00 | |
| | | Ending Balance | 0.00 | |
| | | Total Debits and Credits | 2,041.67 | 5,711.38 |
| | | Grand Total Debits and Credits | 2,041.67 | 5,711.38 |

**STATE OF TEXAS**
**COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET IN REGULAR SESSION JANUARY 14, 2016 AT 1:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125.**

| **MEMBERS PRESENT** | **STAFF PRESENT** |
|---|---|
| James Harrison, Place 1 | Carl Sherman, City Manager |
| Bill Pardue, Place 2 | |
| Michael Martinez, Place 3 | |
| Charles Hatfield, Place 4 | |
| Chad Newsom, Place 5 | |

| **MEMBERS ABSENT** | **STAFF ABSENT** |
|---|---|

**COMMISSION BUSINESS**

**1. Call to order.**

James Harrison called the meeting to order at 1:02 PM.

**2. Roll call to determine the presence of a quorum.**

The roll was called and a quorum was determined to be present.

**3. Presentation of economic development strategy by SJR Planning Consultants to include: annexation, TIF (Tax Increment Financing), and an overall strategic overview.**

Shai Roos of SJR Planning Consultants did a power point presentation of an economic development strategy which included: annexation, TIF and an overall strategic overview. Roos explained the benefits that the strategy would have for the city.

**4. Discussion of EDC Finances.**

The allocation of expenses for the 2014-2015 fiscal year were presented to the board. In the 2015-2016 fiscal year the board will receive the expense report on a monthly basis.

## APPROVAL OF MINUTES

**5. Consider approval of 4A E.D.C. meeting minutes of December 10, 2015.**

Michael Martinez moved to approve the minutes for the 4A E.D.C. meetings of December 10, 2015. Seconded by Bill Pardue. For: Unanimous. Motion carried 5-0-0.

## DISCUSSION

**6. Update of joint City Council and School Board meeting to discuss proposed Project Atlantic Hotel.**

The City Council and School Board has had its third joint meeting in regards to the Project Atlantic Hotel and the proposed land swap between the city, the Independent School District and Trinity Materials Inc. Bea Wallace has been involved in the discussions to encourage Trinity Materials Inc. to comply with the proposition. The ISD has a list of requests that they would like in order to move forward.

**7. Discussion of ordinance change that may affect the 4A Type E.D.C.**

Per City Manager, Carl Sherman, Jeff Moore, an associate attorney with Brown & Hoffmeister, recommended that the city change the scope of the things that the city can do as an E.D.C. board. This ordinance will allow there to be much more collaboration between the 4A and the 4B E.D.C. boards and there would be more resources to work with.

**8. Discussion, consideration and action as may be appropriate regarding the approval of proposed land acquisition including infrastructure not to exceed $200,000.00.**

Bill Pardue moved to approve funding not to exceed $200,000 for the purchase of the Trinity Materials Inc. property located on I-45 Service Road and the adjacent ISD property. As a provision, the purchase of the property must be made within 365 days for the development of the Atlantic Hotel and restaurant development. Any funds that are not used must be returned to the 4A E.D.C. board. Seconded by Michael Martinez. For: Unanimous. Motion carried 5-0-0.

**9. Discussion of internet alternatives.**

City Manager, Carl Sherman updated the board on Charter Communications and Time Warner Cable. Clem Maddox of Time Warner feels that Time Warner will be able to mitigate the approval. There would be no costs to the city. The board

also discussed Rise Broadband. According to Michael Martinez, Steve Greenwald with Rise Broadband would like to acquire some land to place a tower on with a 99 year lease and he would be willing to cover the costs of the installation. A meeting between Mr. Greenwald and Mr. Sherman will be set up to discuss.

**10. Discussion and consideration to schedule a joint 4A and 4B 2-day Board Work Retreat to be scheduled on either of the proposed 2-day sessions: Thursday, April 14, 2016 and Friday, April 15, 2016 or Thursday, April 21, 2016 and Friday, April 22, 2016.**

The board discussed the proposed joint 4A and 4B 2-day Board Work Retreat in which the board will strategize and discuss how to make advancements with the board that will benefit the city. The board agreed that they would like to hold the retreat on Thursday, April 21, 2016 and Friday, April 22, 2016. This date will need to be agreed upon by the 4B board as well.

## CLOSING

**11. Discuss items to be placed on next meeting's agenda.**

There were no items discussed to be placed on the next meeting's agenda.

**12. Adjourn.**

With no further business to come before the board, Chad Newsom moved to adjourn the meeting. Seconded by Michael Martinez. For: Unanimous. Motion carried 5-0-0. Meeting adjourned at 2:47 P.M.

## APPROVED THIS THE 11TH DAY OF FEBRUARY, 2016.

ATTEST:

| | |
|---|---|
| _____ | _____ |
| Carl Sherman | Cynthia Sanchez |
| City Manager | Secretary to City Manager |

**Important administrative notation:*
*These minutes have been composed by using meeting notes provided to Cynthia Sanchez.*