

**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 JUNE 9, 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 9TH DAY OF JUNE, 2016 AT THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125 FOR THE PURPOSE OF CONSIDERING:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
-------------	--------------------	-------------

COMMISSION BUSINESS

- | | | |
|----|--|---|
| 1. | Call to order. | Ø |
| 2. | Roll call to determine the presence of a quorum. | 1 |
| 3. | Presentation of EDC Finances. | 2 |

APPROVAL OF MINUTES

- | | | |
|----|---|----|
| 4. | Consider approval of 4A meeting minutes of March 10, May 12, and 4A & 4B E.D.C. corrected meeting minutes of April 21 and 22, 2016. | 14 |
|----|---|----|

DISCUSSION

- | | | |
|----|---|---|
| 5. | Discussion, consideration, and action as may be appropriate for a 12” vs 16” waterline sleeve estimate. | Ø |
| | ➤ Presented by Bill Jordan, Chief Building official | |
| 6. | Discussion, consideration, and action as may be appropriate concerning the hotel project. | Ø |
| | ➤ Presented by Carl Sherman, City Manager | |

7. Discussion, consideration, and action as may be appropriate concerning a restaurant. Ø
 - Presented by Carl Sherman, City Manager
8. Discussion, consideration, and action as may be appropriate concerning ECTISP internet service. Ø
 - Presented by Steven Greenwalt, President of ECTISP
9. Discussion, consideration, and action as may be appropriate concerning the industrial park. Ø
 - Presented by Donald Deinhart
10. SJR Presentation of Downtown Development Ø
 - Presented by Brian Guenzel, ED Consultant
11. Clarification of 4A Board duties and responsibilities. Ø
12. Explanation of 4A and 4B ordinances. Ø
13. Discuss items to be placed on next meeting's agenda. Ø

CLOSING

14. Adjourn. Ø

Executive Session Reservation

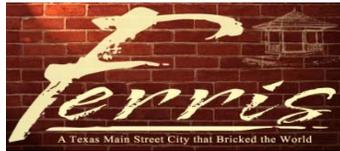
The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec. 551.087. **DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:** Closed session is allowed (1) to discuss or deliberate regarding commercial or financial 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).

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.

**I, CALLIE GREEN, HEREBY CERTIFY
THAT THE FOREGOING NOTICE WAS
POSTED ON OR BEFORE THE 6TH
DAY OF JUNE, 2016 BY 1:00 P.M.**

**CALLIE GREEN,
CITY SECRETARY**



4A E.D.C. MEETING ATTENDANCE RECORD 2015-2016

4A E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug
Place	Name	Title	10	8	12	10	14	11	10	14	21	22	12	9	14	11
Place 1	James Harrison	Commissioner	P	A	A	P	P	-	P	-	P	P	P			
Place 2	Bill Pardue	Commissioner	P	P	P	P	P	-	P	-	P	P	P			
Place 3	Michael Martinez	Commissioner	P	P	P	P	P	-	P	-	P	P	P			
Place 4	Charles Hatfield	Commissioner	P	P	P	P	P	-	P	-	P	P	P			
Place 5	Chad Newsom	Commissioner	P	P	P	A	P	-	A	-	P	P	A			

Total Present: 5 4 4 4 5 - 4 - 5 5 4

A quorum of the commission is 3 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug
Title	Name	10	8	12	10	14	11	10	14	21	22	12	9	14	11
City Manager	Carl Sherman	P	P	P	P	P	-	A	-	P	P	P			
Exec. Asst.	Irma Scholes											P			
Chief Bldg. Official	Bill Jordan											P			
E.D. Consultant	Brian Guenzel											P			
Total Present:		6	5	5	5	6	-	4	-	6	6	8			

<p>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."</p>	-	Cancelled
	P	Present
	A	Absent
	R	Resigned
	D	Deceased
	E	End of Term

**4A EDC FINANCIAL OVERVIEW
(FUND 60)**

Month	Fiscal Year 2015-2016	Beginning Bank Balance	.5% Sales Tax Revenue	Bank Interest/ Other Revenue	Admin/Salary Expense Transfer	Other Expenses	Ending Bank Balance
October	2015	\$ 559,431.93	\$ 8,847.14	\$ 91.96	\$ 2,041.67		\$ 566,329.36
*November	2015	\$ 566,329.36		\$ 95.11		\$ 7,923.42	\$ 558,501.05
*December	2015	\$ 558,501.05	\$ 20,496.44	\$ 95.93	\$ 4,083.34	\$ 656.56	\$ 574,353.52
January	2016	\$ 574,353.52	\$ 5,711.38	\$ 91.57	\$ 2,041.67		\$ 578,114.80
February	2016	\$ 578,114.80	\$ 11,395.80	\$ 98.40	\$ 2,041.67		\$ 587,567.33
*March	2016	\$ 587,567.33	\$ 6,785.69	\$ 100.10			\$ 594,453.12
*April	2016	\$ 594,453.12	\$ 7,422.00	\$ 94.19	\$ 4,083.34	\$ 3,653.19	\$ 594,232.78
May	2016						\$ -
June	2016						\$ -
July	2016						\$ -
August	2016						\$ -
September	2016						\$ -
Total			\$ 60,658.45	\$ 667.26	\$ 14,291.69	\$ 12,233.17	

Comments:

*Nov 2015- \$12,896.95 Tax Receipts & \$2,041.67 Admin/Salary was not transferred until December 2015.

*Dec 2015-\$7,923.42 expenses paid from 2014-2015 Fiscal Year (11/4/15 AP-Catalyst Commercial)

*March 2016-\$2,041.67 Admin/Salary was not transferred until April 2016.

*April 2016- \$3,653.19 payment to Pizza Hut of America for \$3,536.53 & Michael Martinez for \$116.66



COMMERCIAL STATE BANK

"Your Community Bank"

P.O. BOX 820 • PALMER, TEXAS 75152
www.csbpalmer.com

STATEMENT OF ACCOUNT

Direct Inquiries To:

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METRO (972) 845-3000 • TeleBank (972) 449-2399

FERRIS
(972) 544-3000 • FAX (972) 544-2533

WILMER
(972) 525-3160 • FAX (972) 525-6323

FERRIS 4A EDC
4A EDC FUNDS

600-00-1049

DO NOT MAIL/SEND TO FERRIS

* * HOLD STATEMENT * *

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
364.52		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD	
		FROM	TO
		09/30	10/30/2015
SOC. SEC. NUMBER		PAGE NUMBER	1

MEMBER F.D.I.C.

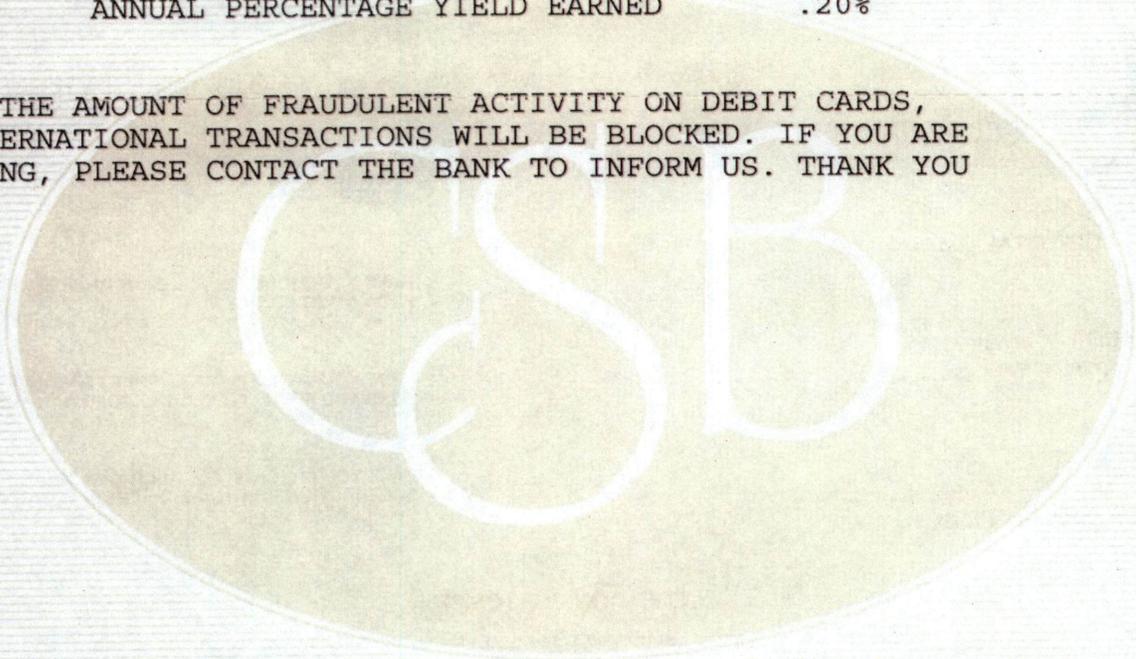
Please examine at once. Check your statement and vouchers and report any discrepancy within thirty days. Please direct any phone inquiries regarding your account to (972) 449-2283 or written inquiries regarding your account to the above address.

See reverse side for additional codes and other important information.

*****	HI - FI ACCOUNT	*****#	37176	PREVIOUS BALANCE	559,431.93
Date	Debits / Credits	Description			
10/30	8,847.14	INTERNET BANKING DEPOSIT		FROM DDA	IB DEPOSIT
10/30	2,041.67	INTERNET BANKING WITHDRL		TO DDA	IB DEBIT
10/30	91.96	INTEREST			

INTEREST EARNED \$91.96
 DAYS IN PERIOD 30
 ANNUAL PERCENTAGE YIELD EARNED .20%

DUE TO THE AMOUNT OF FRAUDULENT ACTIVITY ON DEBIT CARDS, ALL INTERNATIONAL TRANSACTIONS WILL BE BLOCKED. IF YOU ARE TRAVELING, PLEASE CONTACT THE BANK TO INFORM US. THANK YOU



ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOS
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	559,431.93	1	2,041.67	2	8,939.10		566,329.36	0



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FERRIS 4A EDC
 4A EDC FUNDS
 DO NOT MAIL/SEND TO FERRIS

60-00-1049

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
459.63		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD FROM TO	
		10/30 11/30/2015	
SOC. SEC. NUMBER		PAGE NUMBER	1

* * HOLD STATEMENT * *

MEMBER F.D.I.C.

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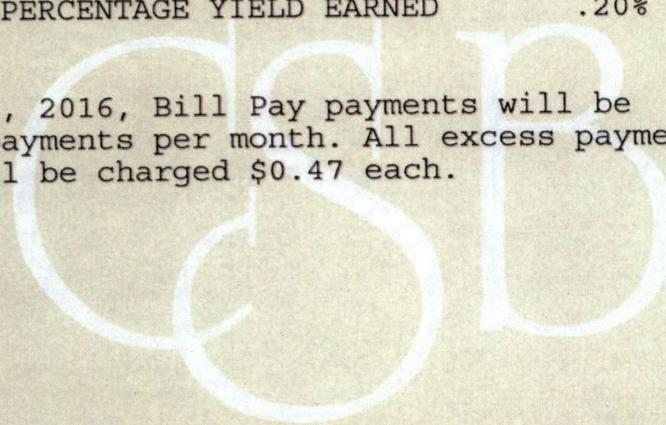
*****	HI - FI ACCOUNT	*****#	37176	PREVIOUS BALANCE	566,329.36
Date	Debits / Credits	Description			
11/05	7,923.42	INTERNET BANKING WITHDRL	TO DDA		IB DEBIT
11/30	95.11	INTEREST			

DAILY BALANCE INFORMATION

Date.....	Balance	Date.....	Balance	Date.....	Balance
11/05	558,405.94	11/30	558,501.05		

INTEREST EARNED	\$95.11
DAYS IN PERIOD	31
ANNUAL PERCENTAGE YIELD EARNED	.20%

Effective January 1, 2016, Bill Pay payments will be limited to 8 free payments per month. All excess payments over the free 8 will be charged \$0.47 each.



ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOSURE
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	566,329.36	1	7,923.42	1	95.11		558,501.05	0



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FERRIS 4A EDC
4A EDC FUNDS
DO NOT MAIL/SEND TO FERRIS

60-00-1049

Table with columns: INTEREST RECEIVED TO DATE, CUSTOMER NUMBER, INTEREST PAID TO DATE, STATEMENT PERIOD, SOC. SEC. NUMBER, PAGE NUMBER

* * HOLD STATEMENT * *

MEMBER F.D.I.C.

Please examine at once. Check your statement and vouchers and report any discrepancy within thirty days. Please direct any phone inquiries regarding your account to (972) 449-2283 or written inquiries regarding your account to the above address.

See reverse side for additional codes and other important information.

Main transaction table with columns: Date, Debits / Credits, Description, TO DDA, FROM DDA, IB DEBIT, IB DEPOSIT

DAILY BALANCE INFORMATION

Table with columns: Date, Balance, Date, Balance, Date, Balance

INTEREST EARNED \$95.93
DAYS IN PERIOD 31
ANNUAL PERCENTAGE YIELD EARNED .20%

Effective January 1, 2016, Bill Pay payments will be limited to 8 free payments per month. All excess payments over the free 8 will be charged \$0.47 each.

Summary table with columns: ACCOUNT, PREVIOUS BALANCE, TOTAL DEBITS, TOTAL CREDITS, FEE, CLOSING BALANCE, ENCL.



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FERRIS 4A EDC
4A EDC FUNDS

60-00-1049

DO NOT MAIL/SEND TO FERRIS

* * HOLD STATEMENT * *

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
91.57		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD	
		FROM	TO
		12/31	01/29/2016
SOC. SEC. NUMBER		PAGE NUMBER	1

MEMBER F.D.I.C.

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See reverse side for additional codes and other important information

***** HI - FI ACCOUNT *****# 37176 PREVIOUS BALANCE 574,353.52

Date	Debits / Credits	Description		
01/14	5,711.38	INTERNET BANKING DEPOSIT	FROM DDA	IB DEPOSIT
01/14	2,041.67	INTERNET BANKING WITHDRL	TO DDA	IB DEBIT
01/29	91.57	INTEREST		

DAILY BALANCE INFORMATION

Date.....	Balance	Date.....	Balance	Date.....	Balance
01/14	578,023.23	01/29	578,114.80		

INTEREST EARNED \$91.57
 DAYS IN PERIOD 29
 ANNUAL PERCENTAGE YIELD EARNED .20%

We now have the ability to link multiple accounts to your debit card for easy access to all of your funds at any atm. Ask us today how we can enable this feature for you.

ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOSURE
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	574,353.52	1	2,041.67	2	5,802.95		578,114.80	0



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FERRIS 4A EDC
4A EDC FUNDS

600-00-1049

DO NOT MAIL/SEND TO FERRIS

* * HOLD STATEMENT * *

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
189.97		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD	
		FROM	TO
		01/29	02/29/2016
SOC. SEC. NUMBER		PAGE NUMBER	1

MEMBER F.D.I.C.

Please examine at once. Check your statement and vouchers and report any discrepancy within thirty days. Please direct any phone inquiries regarding your account to (972) 449-2283 or written inquiries regarding your account to the above address.

See reverse side for additional codes and other important information.

*****	HI - FI ACCOUNT	*****#	37176	PREVIOUS BALANCE	578,114.80
Date	Debits / Credits	Description			
02/08	2,041.67	INTERNET BANKING WITHDR	TO DDA		IB DEBIT
02/22	11,395.80	INTERNET BANKING DEPOSIT	FROM DDA		IB DEPOSIT
02/29	98.40	INTEREST			

DAILY BALANCE INFORMATION

Date.....	Balance	Date.....	Balance	Date.....	Balance
02/08	576,073.13	02/22	587,468.93	02/29	587,567.33

INTEREST EARNED	\$98.40
DAYS IN PERIOD	31
ANNUAL PERCENTAGE YIELD EARNED	.20%

We now have the ability to link multiple accounts to your debit card for easy access to all of your funds at any atm. Ask us today how we can enable this feature for you.

ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOSURE
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	578,114.80	1	2,041.67	2	11,494.20		587,567.33	0



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FERRIS 4A EDC
4A EDC FUNDS
DO NOT MAIL/SEND TO FERRIS

60-00-1049

Table with columns: INTEREST RECEIVED TO DATE (290.07), CUSTOMER NUMBER (C37176), INTEREST PAID TO DATE, STATEMENT PERIOD (02/29 03/31/2016), SOC. SEC. NUMBER, PAGE NUMBER (1)

* * HOLD STATEMENT * *

MEMBER F.D.I.C.

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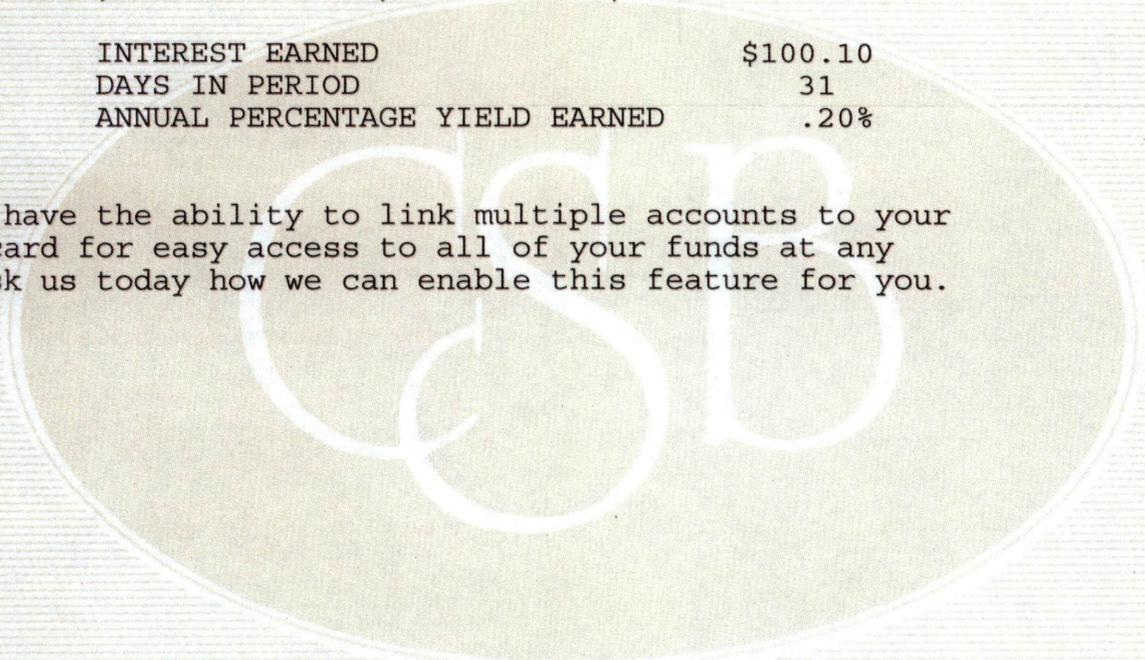
Transaction table with columns: Date, Debits / Credits, Description, FROM DDA, IB DEPOSIT. Includes entries for 03/23 and 03/31.

DAILY BALANCE INFORMATION

Table with columns: Date, Balance. Shows balances for 03/23 (594,353.02) and 03/31 (594,453.12).

Summary table: INTEREST EARNED (\$100.10), DAYS IN PERIOD (31), ANNUAL PERCENTAGE YIELD EARNED (.20%)

We now have the ability to link multiple accounts to your debit card for easy access to all of your funds at any atm. Ask us today how we can enable this feature for you.



Summary table with columns: ACCOUNT, PREVIOUS BALANCE, TOTAL DEBITS (NUMBER, AMOUNT), TOTAL CREDITS (NUMBER, AMOUNT), FEE, CLOSING BALANCE, ENCLOSURE. Row for CHECKING account.



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FERRIS 4A EDC
4A EDC FUNDS
DO NOT MAIL/SEND TO FERRIS

60-00-1049

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
384.26		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD	
		FROM	TO
		03/31 04/29/2016	
SOC. SEC. NUMBER		PAGE NUMBER	1

* * HOLD STATEMENT * *

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*****	HI - FI ACCOUNT	*****#	37176	PREVIOUS BALANCE	594,453.12
Date	Debits / Credits	Description			
04/04		50.00	INTERNET BANKING DEPOSIT	FROM DDA	IB DEPOSIT
04/04	3,703.19		INTERNET BANKING WITHDRL	TO DDA	IB DEBIT
04/18		7,422.00	INTERNET BANKING DEPOSIT	FROM DDA	IB DEPOSIT
04/19	2,041.67		INTERNET BANKING WITHDRL	TO DDA	IB DEBIT
04/19	2,041.67		INTERNET BANKING WITHDRL	TO DDA	IB DEBIT
04/29		94.19	INTEREST		

DAILY BALANCE INFORMATION

Date.....	Balance	Date.....	Balance	Date.....	Balance
4/04	590,799.93	04/18	598,221.93	04/19	594,138.59
04/29	594,232.78				

INTEREST EARNED	\$94.19
DAYS IN PERIOD	29
ANNUAL PERCENTAGE YIELD EARNED	.20%

We now have the ability to link multiple accounts to your debit card for easy access to all of your funds at any atm. Ask us today how we can enable this feature for you.

ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOSURE
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	594,453.12	3	7,786.53	3	7,566.19		594,232.78	0

City of Ferris General Ledger

4A Economic Development (60)
For the Fiscal Period 2015-12 Ending September 30, 2015

								Debit	Credit	
60-65-4360 Consultant Service								Beginning Balance	14,500.00	
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit	
72239	AP	IN	09/30/15	2111	5988	2924-Catalyst Commercial Inc	Office Expenses for Strategic Plan	104.94	0.00	
72239	AP	IN	09/30/15	2111	5988	2924-Catalyst Commercial Inc	Travel Expenses for Strategic Plan	318.48	0.00	
72239	AP	IN	09/30/15	2111	5988	2924-Catalyst Commercial Inc	Phase 2 Implementation Strategy	7,500.00	0.00	
Ending Balance								22,423.42		
Total Debits and Credits								7,923.42	0.00	
Grand Total Debits and Credits								7,923.42	0.00	

City of Ferris General Ledger

4A Economic Development (60)
For the Fiscal Period 2016-3 Ending December 31, 2015

							Beginning Balance	Debit	Credit
60-65-4383 Travel Expense							0.00		
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit
72769	AP	IN	11/07/15	0024-11072		575-Card Service Center	American Airlines-Flight DFW to Atlanta for C Dart	240.20 ✓	0.00
72769	AP	IN	11/07/15	0024-11072		575-Card Service Center	Hotels.com-12/10/15-12/13/15 for C Dart	416.36 ✓	0.00
75426	AP	IN	11/07/15	0024-11072		575-Card Service Center	American Airlines-Flight DFW to Atlanta for C Dart	0.00	240.20
75426	AP	IN	11/07/15	0024-11072		575-Card Service Center	Hotels.com-12/10/15-12/13/15 for C Dart	0.00	416.36
75429	AP	IN	11/07/15	0024-11072		575-Card Service Center	Hotels.com-12/10/15-12/13/15 for C Dart	416.36 ✓	0.00
75429	AP	IN	11/07/15	0024-11072		575-Card Service Center	American Airlines-Flight DFW to Atlanta for C Dart	240.20 ✓	0.00
							Ending Balance	656.56	
Total Debits and Credits								1,313.12	656.56
Grand Total Debits and Credits								1,313.12	656.56

**City of Ferris
General Ledger**

4A Economic Development (60)
For the Fiscal Period 2016-7 Ending April 30, 2016

							Beginning Balance	Debit	Credit
60-65-4383 Travel Expense								656.56	
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit
75240	AP	IN	03/01/16	10-2015		2495-Martinez, Michael	Reimburse for Travel Expenses 10/14-10/16 TEDC Seminar	166.66	0.00
75337	AP	IN	03/01/16	10-2015		2495-Martinez, Michael	Reimburse for Travel Expenses 10/14-10/16 TEDC Seminar	0.00	166.66
75356	AP	IN	03/01/16	10-2015		2495-Martinez, Michael	Reimburse for Travel Expenses 10/14-10/16 TEDC Seminar	116.66	0.00
							Ending Balance	773.22	
							Total Debits and Credits	283.32	166.66
							Grand Total Debits and Credits	283.32	166.66

City of Ferris
General Ledger

4A Economic Development (60)
For the Fiscal Period 2016-7 Ending April 30, 2016

							Rebate/Refunds		Debit	Credit
60-65-4398							Beginning Balance	0.00		
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit	
75285	AP	IN	03/01/16	03012016		2530-Pizza Hut of America, In	2015 Pizza Hut Sales Tax Reimbursement	3,536.53	0.00	
							Ending Balance	3,536.53		
							Total Debits and Credits	3,536.53	0.00	
							Grand Total Debits and Credits	3,536.53	0.00	

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET
IN REGULAR SESSION MARCH 10, 2016 AT 1:00 P.M. IN THE
COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET,
FERRIS, TEXAS 75125.**

MEMBERS PRESENT

James Harrison, Place 1
Bill Pardue, Place 2
Michael Martinez, Place 3
Charles Hatfield, Place 4

STAFF PRESENT

MEMBERS ABSENT

Chad Newsom, Place 5

STAFF ABSENT

Carl Sherman, City Manager

COMMISSION BUSINESS

1. Call to order.

James Harrison, Chair, called the meeting to order at 1:00 PM.

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

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

3. Discussion of EDC Finances.

The board reviewed and discussed the expenditures for the January 2016.

APPROVAL OF MINUTES

4. Consider approval of 4A E.D.C. meeting minutes of January 14, 2016.

Charles Hatfield moved to approve the minutes with corrections for the 4A E.D.C. meetings of January 14, 2016. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

5. Update of City Council Retreat.

Brian Guenzel gave the board an update of the City Council Retreat that took place in January 2016.

6. Update of Development Related Projects in Ferris.

Brian Guenzel gave the board an update of Development Related Projects in Ferris.

7. Confirmation of 2-day joint 4A and 4B Board Working Retreat.

The dates of Thursday, April 21, 2016 and Friday, April 22, 2016 were confirmed as the official 2-day joint 4A and 4B Board Working Retreat.

CLOSING

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

- Updates on:
 - Hotel Project(must see contract prior to release of \$200,000)
 - Restaurant
 - Internet
 - Financials
- TIF Map
- Clarification of 4A Board duties & responsibilities
- Explanation of 4A/4B ordinances

9. Adjourn.

With no further business to come before the board, Bill Pardue moved to adjourn the meeting. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0. *Meeting adjourned.

APPROVED THIS THE 9TH DAY OF JUNE, 2016.

ATTEST:

James Harrison
Chair, 4A EDC

Callie Green
City Secretary

**Important administrative notation:*

These minutes have been composed by using meeting notes provided to the City Secretary.

**STATE OF TEXAS
COUNTY OF ELLIS**

CORRECTED MINUTES

THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET IN JOINT SESSION WITH 4B ECONOMIC DEVELOPMENT BOARD APRIL 21, 2016 AT 2:00 P.M. (CONTINUING TO APRIL 22, 2016 AT THE FERRIS LIBRARY, 301 EAST TENTH STREET, FERRIS, TEXAS FOR THE 2016 WORKING SPRING RETREAT.

MEMBERS PRESENT – 4A

James Harrison, Place 1
Bill Pardue, Place 2
Michael Martinez, Place 3
Charles Hatfield, Place 4
Chad Newsom, Place 5

STAFF PRESENT

Carl Sherman, City Manager
Brian Guenzel, E.D. Consultant

MEMBERS ABSENT – 4A

MEMBERS PRESENT – 4B

Ginny Bodine, Place 1 (4/21 present)
Virginia January, Place 2 (4/22 present)
Barbara Pardue, Place 6
Polly Starr, Place 7

MEMBERS ABSENT – 4B

Ginny Bodine, Place 1 (4/22 absent)
Virginia January, Place 2 (4/21 absent)
Rudy Amor, Place 5 (04/21/4/22 absent)

4A & 4B COMMISSION BUSINESS

1. Call to order.

James Harrison, Chair of the 4A EDC, called the meeting to order at 2:02 PM.

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

The roll for 4A EDC was called and a quorum was determined to be present.
The roll for 4B EDC was called and a quorum was not present.

3. **Introductions by Carl Sherman, City Manager and Brian Guenzel, SJR Planning.**
4. **Introduction and discussion to Sketch Planning.**

FRIDAY, APRIL 22, 2016

1. **10:00 A.M. Call to order**

James Harrison, Chair of the 4A EDC called the meeting to order at 10:04 AM.

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

The roll for 4A EDC was called and a quorum was determined to be present.
The roll for 4B EDC was called and a quorum was not present.

DISCUSSION

3. **Cognitive Mapping**

No action was taken on the item

4. **Big picture goals and focus area identified**

No action was taken on the item.

5. **Create Sketch Plan.**

No action taken on the item.

6. **Adjourn.**

With no further business to come before the boards, James Harrison moved to adjourn the meeting. Seconded by Bill Pardue. For: (4A EDC) Unanimous; (4B EDC) a quorum was not present). Motion carried (4A EDC); (4B EDC) a quorum was not present). Meeting adjourned.

APPROVED THIS THE 12TH DAY OF MAY, 2016.

ATTEST:

James Harrison
Chair, 4A EDC

Callie Green
City Secretary

**Important administrative notation:
These minutes have been composed by using meeting notes provided to the City
Secretary.*

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET
IN REGULAR SESSION MAY 12, 2016 AT 1:00 P.M. IN THE
COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET,
FERRIS, TEXAS 75125.**

MEMBERS PRESENT

James Harrison, Place 1
Bill Pardue, Place 2
Michael Martinez, Place 3
Charles Hatfield, Place 4

STAFF PRESENT

Carl Sherman, City Manager
Irma Scholes, Executive Assistant
to City Manager
Brian Guenzel, E.D. Consultant
Bill Jordan, Chief Building Official

MEMBERS ABSENT

Chad Newsom, Place 5

COMMISSION BUSINESS

1. Call to order.

James Harrison, Chair, called the meeting to order at 1:05 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 EDC Finances.

The board reviewed the financial report. Charles Hatfield requested that a copy of the bank statement be included at all future meetings.

APPROVAL OF MINUTES

4. Consider approval of 4A & 4B E.D.C. joint meeting minutes of April 21 and 22, 2016.

Bill Pardue moved to approve the minutes with a correction to include Brian Guenzel, E.D. Consultant, under staff present for the 4A & 4B E.D.C. joint meeting minutes of April 21 and 22, 2016 (the correction was made during the meeting for

05-12-2016 4A E.D.C. MINUTES

signature of the chair). Seconded by James Harrison. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

5. **Discussion, consideration, and action as may be appropriate regarding allowing up to \$130,000 for a boring 12 inch waterline under I-45 from east of I-45 to west of I-45.**

Charles Hatfield moved to approve allowing up to \$130,000 for a boring 12 inch waterline under I-45 from east of I-45 to west of I-45. Seconded by Bill Pardue. For: Harrison, Pardue, and Hatfield; Oppose: Martinez. Motion carried. 3-1-0.

After vote was taken, James Harrison and Bill Pardue requested an estimate for the 16 inch sleeve for comparison to 12 inch sleeve estimate of \$130,000

CLOSING

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

- Waterline – 16 inch sleeve estimate
- Industrial Park Presentation
- ECTISP – Internet Presentation
- Status Report Presentation of all ongoing activities (i.e. Hotel, waterline, etc.)
- SRJ Presentation of Downtown Development

9. **Adjourn.**

With no further business to come before the board, Bill Pardue moved to adjourn the meeting. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0. *Meeting adjourned.

APPROVED THIS THE 9TH DAY OF JUNE, 2016.

ATTEST:

James Harrison
Chair, 4A EDC

Callie Green
City Secretary

**Important administrative notation:*

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