

Agenda  
Economic Development Corporation  
Regular Meeting



Splash Dayz Convention Center  
405 N. Las Vegas Trail  
White Settlement, TX 76108

July 7, 2020  
6:00 PM

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## THIS MEETING WILL BE HELD VIA VIDEOCONFERENCE

This Notice and Agenda, and Agenda Packet are available on the City's website. The public may access the meeting via the following link:

<https://us02web.zoom.us/j/89594762792?pwd=SFNmd1RwazlpdXkvVkZVQ1VXVxkxqQT09>

Please email the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) if you plan to provide public hearing comments during the meeting on Item 2. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. In lieu of participating in the meeting, you may also email your public hearing comments to the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) no later than one hour prior to the meeting, and any comments submitted will be read aloud during the respective public hearing.

### CALL TO ORDER

### INVOCATION / PLEDGE OF ALLEGIANCE

### CITIZEN PARTICIPATION

*The purpose of this item is to allow citizens an opportunity to address the board on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. The board has no obligation to respond in any manner to comments or questions from the public. Any response from a member of the board to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future board meeting.*

### EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Economic Development Corporation (EDC) may convene into Executive Session to deliberate regarding the following matters:

Sec. 551.071 Consultation with Attorney. The EDC reserve the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the EDC Attorney about any matters listed on the agenda.

Sec. 551.072 Deliberation Regarding Real Property: The EDC may deliberate the purchase, exchange, lease or value of real property, including consideration of offers made on such properties, including 730 S. Cherry Ln.

### RECONVENE IN OPEN SESSION

Take action, if any, on items discussed in Executive Session.

### CONSENT AGENDA

*All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.*

- 1) Approval of meeting minutes:

a) October 1, 2019

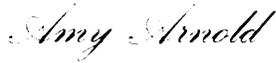
**DELIBERATION AGENDA**

**FINANCE:**

- 2) Hold a Public Hearing and consider Economic Development Corporation Proposed Budget for Fiscal Year 2020-2021.
- 3) Discuss and consider Resolution No. EDC2020-07-001 approving the sale of real property known as 730 S. Cherry Lane, White Settlement, Texas.

**ADJOURNMENT**

Notice posted on the 1<sup>st</sup> day of July 2020, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.



Amy Arnold, TRMC, CMC  
City Secretary

*Accessibility Statement: The facility is wheelchair accessible and entry ramps are located on all sides of the building. If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Amy Arnold, City Secretary, at 817-246-4971 ext. 203 within 48 business hours of the scheduled meeting date. Reasonable accommodations will be made to assist your needs.*



Minutes  
Economic Development Corp.  
Regular Meeting

City Hall, 214 Meadow Park Drive  
White Settlement, Texas

October 1, 2019  
6:30 p.m.

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### **CALL TO ORDER**

Chairman Mayor White called the meeting to order at 6:30 p.m. announcing a quorum of members present as follows:

Director Amber Munoz  
Director Ann Smith  
Director Vicki Harpe  
Director Steve Groomer

Director Richard Huff arrived a few moments late and Director Pat Wirsing was absent.

Staff present included: City Manager Jeff James, City Secretary Amy Arnold, EDC Director Kyle Reeves, Finance Director Krystal Crump, Executive Admin Assistant Ann Elias, and Communications Manager Aaron Hall. Council Members Paul Moore, Evelyn Spurlock, and Gregg Geesa were present.

### **INVOCATION / PLEDGE OF ALLEGIANCE**

Chairman Mayor White read the invocation and led the Pledge of Allegiance.

### **CONSENT AGENDA**

**Director Ann Smith made a motion to approve the Consent Agenda. Director Vicki Harpe seconded the motion which carried unanimously.** Approval of the Consent Agenda included the following:

- 1) Approval of EDC meeting minutes:
  - a) September 3, 2019

#### **FINANCE:**

- 2) Discuss and consider an Economic Development Corporation (EDC) budget amendment request for an increase of \$50,000 for the hiring of an Economic Development Consultant.

Finance Director Krystal Crump presented the item explaining the request is to hire an EDC consultant stating EDC Director Kyle Reeves will provide detailed information. EDC Director Kyle Reeves stated staff would like to hire a consultant to assist with implementing zoning and zoning maps. Mr. Reeves explained the need for an individual who knows trends, the area and is able to assist staff with current and future needs.

Mayor White commented on the need to move forward to comply with the comp plan; further stating he recommends approval.

**Director Groomer made a motion to approve an Economic Development Corporation (EDC) budget amendment request for an increase of \$50,000 for the hiring of an Economic Development Consultant. Director Smith seconded the motion which carried unanimously.**

**ADJOURNMENT**

With there being no further discussion Chairman Mayor White adjourned the meeting at 6: 36 p.m.

Approved this 7<sup>th</sup> day of July, 2020

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Ronald A. White, Mayor

ATTEST:

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Amy Arnold, City Secretary

**City of White Settlement  
Economic Development Corporation Fund  
2020 - 2021 Budget**

Account Description	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019 - 2020		2020-2021 Requested Budget
				Current Budget	YTD Actual (as of 4/2020)	
<b>REVENUE</b>						
TAXES	1,010,658	1,335,471	1,143,216	1,010,000	324,023	1,025,000
OTHER REVENUE	275,396	18,218	26,725	-	575,000	-
INTEREST INCOME	14,536	11,183	32,784	10,000	33,217	15,000
TRANSFERS	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>1,300,590</b>	<b>1,364,872</b>	<b>1,202,725</b>	<b>1,020,000</b>	<b>932,240</b>	<b>1,040,000</b>
<b>EXPENDITURES</b>						
EDC OPERATIONS	87,177	202,054	57,930	102,000	27,148	101,250
DIRECTOR	125,170	-	-	-	-	-
PARK OPERATIONS	442,797	-	-	-	-	-
DEBT SERVICE	1,026,522	1,079,559	1,031,341	1,026,995	767,210	1,031,392
<b>TOTAL EXPENDITURES</b>	<b>1,681,665</b>	<b>1,281,613</b>	<b>1,089,271</b>	<b>1,128,995</b>	<b>794,357</b>	<b>1,132,642</b>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(381,075)</b>	<b>83,258</b>	<b>113,454</b>	<b>(108,995)</b>	<b>137,883</b>	<b>(92,642)</b>

BUDGETED FUND BALANCE 9/30/2019 2,646,288  
BUDGETED FUND BALANCE 9/30/2020 2,553,646

**City of White Settlement**  
**Economic Development Corporation Fund Revenue**  
2020 - 2021 Budget (Detail)

Fund	Account Number	Account Description	2016-2017 Actual	2017-2018	2018-2019	2019 - 2020:		2020-2021 Requested Budget
						Current Budget	YTD Actual (as of 4/2020)	
<b>TAXES</b>								
04	400-02-005	.5% EDC SALES TAX	1,010,658	1,335,471	1,143,216	1,010,000	324,023	1,025,000
<b>TOTAL TAXES</b>			<b>1,010,658</b>	<b>1,335,471</b>	<b>1,143,216</b>	<b>1,010,000</b>	<b>324,023</b>	<b>1,025,000</b>
<b>OTHER REVENUE</b>								
04	400-70-701	MISCELLANEOUS REVENUE	13,967	-	-	-	575,000	-
04	400-70-710	CONTRIBUTIONS/DONATIONS	-	-	-	-	-	-
04	400-70-714	SALE OF EDC PROPERTY	85,522	18,218	26,725	-	-	-
		PARK REVENUES (Accounted for in General Fund in FY18)	175,908	-	-	-	-	-
<b>TOTAL OTHER REVEUE</b>			<b>275,396</b>	<b>18,218</b>	<b>26,725</b>	<b>-</b>	<b>575,000</b>	<b>-</b>
<b>INTEREST INCOME</b>								
04	400-60-601	INTEREST INCOME	14,536	11,183	32,784	10,000	33,217	15,000
<b>TOTAL INTEREST INCOME</b>			<b>14,536</b>	<b>11,183</b>	<b>32,784</b>	<b>10,000</b>	<b>33,217</b>	<b>15,000</b>
<b>TRANSFERS</b>								
04	400-90-901	TRANSFER FROM GENERAL FUND	-	-	-	-	-	-
<b>TOTAL TRANSFERS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>			<b>1,300,590</b>	<b>1,364,872</b>	<b>1,202,725</b>	<b>1,020,000</b>	<b>932,240</b>	<b>1,040,000</b>

**City of White Settlement**  
**Economic Development Corporation Fund Expenditures**  
**2020 - 2021 Budget (Detail)**

Fund	Account Number	Account Description	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019 - 2020		2020-2021 Requested Budget
						Current Budget	YTD Actual (as of 4/2020)	
<b>CONTRACTUAL SERVICES</b>								
04	540-20-214	OTHER PROFESSIONAL SERVICES	909	346	-	50,000	-	50,000
04	540-20-237	BUSINESS INCENTIVE GRANTS	35,000	-	-	-	-	-
04	540-20-245	ADMIN COST TO GENERAL FUND	51,268	65,463	57,930	52,000	27,058	51,250
04	540-20-315	FINANCIAL ASSISTANCE PROJECTS	-	136,246	-	-	-	-
<b>TOTAL CONTRACTUAL SERVICES</b>			<b>87,177</b>	<b>202,054</b>	<b>57,930</b>	<b>102,000</b>	<b>27,058</b>	<b>101,250</b>
<b>DEBT SERVICE</b>								
04	541-60-605	INTEREST- WATER PARK LOAN	-	-	-	531,995	272,210	506,392
04	541-60-615	PRINCIPAL-WATER PARK LOAN	-	-	-	495,000	495,000	525,000
<b>TOTAL TRANSFERS</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>1,026,995</b>	<b>767,210</b>	<b>1,031,392</b>
<b>TRANSFERS</b>								
04	540-70-701	TRANSFER TO GENERAL FUND	-	50,000	-	-	-	-
04	540-70-745	TRANSFER TO EDC LT DEBT FUND	1,026,522	1,029,559	1,031,341	-	-	-
<b>TOTAL TRANSFERS</b>			<b>1,026,522</b>	<b>1,079,559</b>	<b>1,031,341</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>			<b>1,113,699</b>	<b>1,281,613</b>	<b>1,089,271</b>	<b>1,128,995</b>	<b>794,267</b>	<b>1,132,642</b>

**RESOLUTION NO EDC2020 – 07 – 001**

**A RESOLUTION APPROVING THE SALE OF CERTAIN REAL PROPERTY KNOWN AS 730 S. CHERRY LANE, WHITE SETTLEMENT, TEXAS.**

**WHEREAS**, the White Settlement Economic Development Corporation (“WSEDC”) is the owner of a certain tract of real property known as 730 S. Cherry Lane, White Settlement, Texas (“Property”); and

**WHEREAS**, the WSEDC was presented an offer made by Liberation Development Investments, LLC to purchase the Property for the sum of \$400,000.00; and

**WHEREAS**, the Board of Directors of the WSEDC has determined that the project (as that term is defined in Title 12, Subtitle C1 of the Texas Local Government Code) for which the Property was acquired is no longer viable and desires to sell the Property for fair market value; and

**WHEREAS**, the Board of Directors finds that the sale of the Property will benefit the proper and orderly growth of the City of White Settlement.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WHITE SETTLEMENT ECONOMIC DEVELOPMENT CORPORATION, THAT:**

**SECTION 1**

The sale and conveyance of the Property to Liberation Development Investments, LLC is authorized.

**SECTION 2**

City staff and the City Attorney are authorized to negotiate and finalize a contract of sale for the sale of the Property.

**SECTION 3**

The President of the WSEDC is authorized to execute all documents in order to complete the conveyance of the Property, including, but not limited to: (i) the contract of sale; (ii) a deed conveying the Property; and (iii) any matters reasonably requested by the title company.

**PASSED AND APPROVED** on this the 7<sup>th</sup> day of July, 2020.

Approved:

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**Jeffrey J. James, President**

Attest:

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**Amy Arnold, TRMC, CMC**