

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
January 23, 2014**

The Town Council and Economic Development Corporation met in special session on Thursday, January 23, 2014 at 6:30 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson, Council Members Jim Cunningham, Ron Samuels, Frank O'Reilly, Paul Hendricks, Henry Lessner, and Mary Price; Economic Development Corporation Members Frank O'Reilly, John Adler, Chuck Williams, and Sim Israeloff; Town Manager, Julie Couch; Planning Manager, Ken Schmidt; Economic Development Manager, Ray Dunlap; and Town Secretary, Michelle Lewis Sirianni. Economic Development Board Member Warren Westberg was absent.

Mayor Culbertson called the meeting to order at 6:33 p.m. and declared a quorum was present.

Chairman Chuck Williams stated the Economic Development Corporation has a quorum.

TOWN'S ECONOMIC PLAN: Consider, discuss, and take any necessary action on a presentation from staff concerning updating the town's economic plan and related matters.

Mr. Dunlap presented the town's new Economic Development website. He went over the primary differences from the new versus the old website; how contact information is easily accessible from any page; and, new features that includes an interactive map.

Mrs. Couch stated that the town's Strategic Plan adopted in 2004 still has many strategies that are still relevant today. With the update of the CPDD and goals of the Town, she indicated that now would be an appropriate time to update the plan. After discussion staff indicated that a revised plan would be developed with the EDC/CDC and brought forward to the Council for consideration. It was indicated that the process might take 6 months to complete.

The council and EDC discussed incentive tools that would assist in attracting development as well as how they could be used to attract development. The incentive tools included: Direct Grants, Occupancy Tax Grants, Waiving Fees, 380 Agreements, Tax Increment Financing (TIF), Public Improvement Districts (PID), and Tax Abatements.

Council and EDC discussed potential businesses and/or projects they would like to consider and their importance factor.

The council and EDC agreed that they would like staff to draft an informal agreement that would provide some flexibility, would be simple, and provide guidelines in using development tools, as well as the types of businesses they would like to attract based on hierarchy. The council also requested that the staff work with EDC to develop guidelines when using Direct Grants and updating the town's Tax Abatement Policy. Once the CPDD update is completed the council and the EDC/CDC will consider other tools for economic development including the possible development of a TIF.

Mayor Culbertson adjourned the regular portion of the meeting at 8:35 p.m.

The council and EDC members then adjourned into executive session at 8:36 p.m. to discuss economic development including business prospects in the CPDD.

At 9:30 p.m. the council and EDC board reconvened back into regular session. No actions were taken and the meeting was adjourned.


DARION CULBERTSON, MAYOR

ATTEST:


Michelle Lewis Sirianni, Town Secretary

