



TOWN OF FAIRVIEW,
TEXAS

Agenda

Fairview EDC/CDC
Regular Meeting

October 15, 2025

6:30 PM

Town Hall Council Chambers
372 Town Place
Fairview, Texas

1. **Call to Order**

2. **Citizen's Comments**

At this time, any person may address the Board regarding an item on this meeting agenda or on matters not on this meeting agenda. Each person will have up to three (3) minutes. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as Public Hearings will be recognized when the Public Hearing is opened.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

3. **Closed Session**

In accordance with Texas Government Code:

- a. **A. Section 551.071 – to consult with legal counsel** regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale,

lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.087 – to discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Town of Fairview has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the territory of the Town of Fairview and with which the Town 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). Proposed commercial/retail developments.

Under Texas Government Code Chapter 551, the Board may enter closed session to discuss any items listed or referenced on a posted agenda notice for this meeting as necessary under the listed exceptions to the Open Meetings Act.

The Board further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

4. **Any Necessary Action(s) on Closed-session item(s)**

5. **Consent Agenda**

All items listed under the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items. If discussion is desired, an item may be removed from the consent agenda and considered separately.

- a. Approve the minutes of the August 20, 2025, regular meeting of the Fairview Economic/Community Development Board
- b. Consider acceptance of the July 2025 EDC monthly financial report
- c. Consider acceptance of the July 2025 CDC monthly financial report

6. **Action/Discussion Items**

- a. Hear an update on the marketing program and take any necessary action.

7. **Adjourn**

I, Joshua Stevenson, Town Secretary, hereby certify that this notice was posted in accordance with Texas Government Code, Chapter 551, on or before the 9th day of October 2025 at 6:00 p.m.

Joshua Stevenson, Town Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheelchair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Town Secretary's office at least 48-hours prior to the meeting. Please e-mail your request to townsecretary@fairviewtexas.org or call at 972-886-4234. BRAILLE IS NOT AVAILABLE.

**TOWN OF FAIRVIEW
ECONOMIC/COMMUNITY DEVELOPMENT CORPORATION
MEETING MINUTES
AUGUST 20, 2025**

The Board of Directors of the Fairview Economic and Community Development Corporations held a meeting in Fairview Town Hall Council Chambers, located at 372 Town Place, on Wednesday, August 20, 2025, at 6:30 p.m.

The following directors were present:

Sim Israeloff	Joe Boggs	John Brown	Carlo Strippoli
Eugene Borsattino	Nancy Lewis	Darion Culbertson	

The directors so present did constitute a quorum. Interim Economic Development Manager Dave Quinn, Town Manager Julie Couch and Communications and Marketing Manager Karin Anderson were also present.

The meeting was called to order by Board President Sim Israeloff at 6:30 p.m.

The Board recessed into executive session at 6:31 p.m. under Section 551.087 regarding business prospects, deliberation concerning economic incentive negotiations within the CPDD and proposed developments within the CPDD.

The Board came out of executive session at 7:35 p.m.

Ms. Lewis made a motion to approve the consent agenda:

- A) Consider approval of the meeting minutes of the July 16, 2025, regular board meeting of the EDC/CDC
- B) Consider acceptance of the June 2025 EDC monthly financial report.
- C) Consider acceptance of the June 2025 CDC monthly financial report.

Mr. Culbertson seconded the motion, and the motion passed.

At 7:37 p.m., Mr. Israeloff opened a public hearing to consider, discuss, and make a recommendation on projects set forth in the CDC 2025-26 fiscal year budget, including land acquisition and improvements, building improvements, equipment purchases, capital expenditures, targeted infrastructure, site improvements, promotional expenditures, special event promotions and equipment and events/holiday decorations, engineering and/or legal services, administrative personnel services, parks and trails expenditures, and other purposes permitted by law, in order to provide improved community development and/or promote new or expanded business development for the benefit of the public. The costs of the projects are estimated not to exceed \$1,200,620.

No members of the public wished to speak, and, after discussion by the board, Mr. Israeloff closed the public hearing at 8:05 p.m.

Mr. Boggs made a motion to approve the FY 2025-26 CDC budget. Ms. Lewis seconded the motion, and the motion passed.

Mr. Brown made a motion to approve the FY 2025-26 EDC budget. Ms. Lewis seconded the motion, and the motion passed.

The Board received an update from Mr. Quinn on the EDC marketing program.

Mr. Israeloff adjourned the meeting at 8:20 p.m.

Sim Israeloff,
EDC-CDC President

Joshua Stevenson, *MPA, TRMC*
Town Secretary

FAIRVIEW ECONOMIC DEVELOPMENT CORPORATION

Monthly Financial Report

For the period ending July 31, 2025



Background

- Report is prepared for the following:
 - Fairview EDC Fund
- This report covers the tenth month of FY24-25 (or 83% of the budget)



Revenue & Expense Report

- Revenue Collections for the tenth month:
 - \$1,013,616 or 98% of the total annual budget.
- Revenue Collection is \$33,925, more than last fiscal year.
- Sales tax collected is \$38,009 more than last fiscal year.
- Expenditures for the tenth month:
 - \$793,626 or 81% of the total annual budget.
- Expenditures were \$311,002 more than last fiscal year.



Revenues & Expenditures

July 2025 (83% of the Fiscal Year)

Revenues:

Sales & Use Taxes
 Investment Income
Total Revenues

Year to Date Revenue				
Budget	Current Year	Last Year	Variance vs. Last Year F/(UF)	% Actual yr to Date
FY 24-25	July 25	July 24		
\$ 1,000,000	\$ 933,096	\$ 895,087	\$ 38,009	93.3%
40,000	80,520	84,604	(4,084)	>100%
\$ 1,040,000	\$ 1,013,616	\$ 979,691	\$ 33,925	97.5%

Expenditures:

Materials & Supplies
 Purchased Services
 General & Admin Services
 Fiscal Charges
 Transfers
Total Expenditures

Year to Date Expenditures				
Budget	Current Year	Prior Year	Variance vs. Last Year F/(UF)	% Actual Spent yr to Date
FY 24-25	July 25	July 24		
\$ 71,400	\$ 20,614	\$ 13,165	\$ (7,449)	28.9%
156,100	114,260	106,165	(8,095)	73.2%
40,500	23,385	4,779	(18,606)	57.7%
700,000	635,368	358,515	(276,853)	90.8%
9,228	-	-	-	0.0%
\$ 977,228	\$ 793,626	\$ 482,624	\$ (311,002)	81.2%



Sales Tax Analysis

- Sales Tax Collections year to date:
 - \$1,026,054 This amount is an increase of \$39,402 or 4% from last fiscal year.
- Sales Tax Collections July 2025-May Sales:
 - \$88,027: This amount is a decrease of \$2,848 or 3.2% less than July 2024.
- Sales Tax Collections August 2025-June Sales:
 - \$92,957: This amount is an increase of \$1,392 or 1.5% more than August 2024.



Sales Tax Economic Development Corp.

	FY2025	FY2024	FY2023	FY2022	FY2021
	<u>Oct 24 - Sept 25</u>	<u>Oct 23 – Sept 24</u>	<u>Oct 22 – Sept 23</u>	<u>Oct 21 – Sept 22</u>	<u>Oct 20 – Sept 21</u>
October	84,874	79,024	73,605	68,529	57,245
November	92,194	102,194	82,473	77,457	72,973
December	82,357	85,160	77,828	73,098	56,985
January	96,186	92,807	88,477	86,223	62,925
February	135,219	122,104	115,261	119,415	104,462
March	82,598	72,525	75,512	65,327	59,957
April	78,063	81,486	73,910	60,091	49,615
May	102,531	97,626	90,295	83,502	77,022
June	91,048	71,288	82,344	82,373	69,982
July	88,027	90,875	91,579	85,093	78,860
August	92,957	91,565	92,033	87,375	90,656
September		<u>86,723</u>	<u>83,999</u>	<u>75,875</u>	<u>72,375</u>
Total	<u>1,026,054</u>	<u>1,073,375</u>	<u>1,018,316</u>	<u>964,332</u>	<u>853,057</u>



FAIRVIEW COMMUNITY DEVELOPMENT CORPORATION

Monthly Financial Report

For the period ending July 31, 2025



Background

- Report is prepared for the following:
 - Fairview CDC Fund
- This report covers the tenth month of FY24-25 (or 83% of the budget)



Revenue & Expense Report

- Revenue Collections for the tenth month:
 - \$1,055,743 or 96% of the total annual budget.
- Revenue Collection is \$30,103 more than last fiscal year.
- Sales tax collected is \$38,009 more than last fiscal year.
- Expenditures for the tenth month:
 - \$746,133 or 71% of the total annual budget.
- Expenditures were \$308,098 more than last fiscal year.



Revenues & Expenditures

July 2025 (83% of the Fiscal Year)

Revenues:

Sales & Use Taxes
 Misc. Revenue
 Investment Income
Total Revenues

Year to Date Revenue				
Budget	Current Year	Last Year	Variance vs. Last Year F/(UF)	% Actual yr to Date
FY 24-25	July 25	July 24		
\$ 1,000,000	\$ 933,096	\$ 895,087	\$ 38,009	93.3%
3,500	-	3,500	(3,500)	0.0%
40,000	72,647	77,053	(4,406)	>100%
\$ 1,043,500	\$ 1,005,743	\$ 975,640	\$ 30,103	96.4%

Expenditures:

Materials & Supplies
 Purchased Services
 General & Admin Services
 Fiscal Charges
 Transfers
Total Expenditures

Year to Date Expenditures				
Budget	Current Year	Prior Year	Variance vs. Last Year F/(UF)	% Actual Spent yr to Date
FY 24-25	July 25	July 24		
\$ 31,100	\$ 19,552	\$ 16,730	\$ (2,822)	62.9%
33,000	34,335	33,098	(1,238)	104.0%
74,700	56,878	29,692	(27,186)	76.1%
700,000	635,368	358,515	(276,852)	90.8%
206,766	-	-	-	0.0%
\$ 1,045,566	\$ 746,133	\$ 438,035	\$ (308,098)	71.4%



Sales Tax Analysis

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Sales Tax Community Development Corp.

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September		<u>86,723</u>	<u>83,999</u>	<u>75,875</u>	<u>72,375</u>
Total	<u>1,026,154</u>	<u>1,073,375</u>	<u>1,018,316</u>	<u>964,332</u>	<u>853,057</u>





Memorandum
October 6, 2025

TO: EDC/CDC Boards

FROM: Dave Quinn, Economic Development Manager

SUBJECT: **Marketing Update**

We will update you on marketing efforts