

**TOWN COUNCIL
SPECIAL
MEETING MINUTES
May 21, 2012**

The Town Council met in special session on Monday, May 21, 2012 at 6:30 P.M. at 372 Town Place, Fairview, Texas. Those present were Council Members Carolyn Sommers Erickson, Jim Cunningham, Ron Kasian, Darion Culbertson and Mary Price. Town Manager John Godwin, Town Attorney Clark McCoy, and Community Development Manager Ray Dunlap. Councilman Henry Lessner was absent.

Mayor Israeloff called the meeting to order at 6:34 p.m. and declared a quorum was present. The council then adjourned into executive session.

At 7:05 p.m. Mayor Israeloff reconvened back into regular session.

CONFERENCE CENTER AGREEMENT: Consider and take action regarding an economic development agreement regarding a conference center, purchase of land, and issuance of bonds to finance the project.

Frank O'Reilly, member of the EDC board, stated that the developer had been very successful, the project would be a great thing for Fairview, and that the town needs help for our restaurants. Mr. O'Reilly added that it would also help create a business community.

Warren Westburg, EDC board member, agreed with Mr. O'Reilly's comments and stated that he thought the project would be a good fit for Fairview and a first class facility. Mr. Westberg added that Bill Bowser has shown his commitment to the project.

(Councilman Lessner joined the meeting at 7:10 p.m.).

Mr. O'Reilly stated that he thought the center would get more people into the town so they would know what the town has to offer.

Councilman Kasian made a motion to authorize staff and legal counsel who is helping the town on this project to prepare full and final contract documents based on the May 15, 2012 Deal Points presented at this meeting, including an economic development agreement, the lease with the developer, and the bond documents. Seconded by Councilman Culbertson. Motion passed 6-1. Councilman Cunningham explained that he thinks this is a great idea and concept, but he would like to see more developer equity.

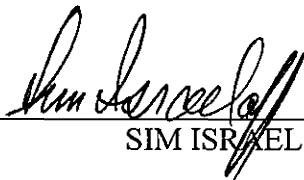
Councilman Cunningham commented that he is in full support of the proposed conference center, but has concerns about the structure of the initial agreement as written.

Councilwoman Price made a motion to authorize land purchase at a price not to exceed \$12.00 per square foot for the necessary land for the project. Seconded by Councilman Lessner, with all in favor.

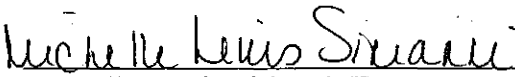
Mr. Godwin explained that one of the deal points is the execution of a professional services agreement by which the developer would pay the town's attorney fees, and he wanted the council to be aware that the agreement, which had been previously prepared, but placed on hold, and would now be executed as quickly as possible.

Councilman Cunningham gave a brief summary of a meeting that he, Councilwoman Sommers Erickson, and Councilman Kasian had had with Gar Herring.

Mayor Israeloff adjourned the meeting at 7:23 p.m.


SIM ISRAELOF, MAYOR

ATTEST:


Michelle Lewis Sirianni, Town Secretary

