

THE CITY OF
BALCH SPRINGS
ECONOMIC DEVELOPMENT

**Balch Springs Industrial and Economic Development Corporation Type A
July 23, 2019**

MINUTES

1. Identification of quorum

Meeting was called to order by President David Roffino at 6:06PM.

Present: David Roffino
Lauren Grady Johnson
Carrie Gordon

Absent: Keran Bhakta
Felicia Rettig
Ivan Guel Arrived at (6:15PM)

Staff: Susan Cluse, City Manager
Chris Dyser, Community Development Director
Effie Donaldson, ED Admin. Services Manager
Linda Highwood, ED project Coordinator
Bianca Redmon, Chief Financial Officer
Brad Harris, Public Works Field Opp. Manager

Attorney: George Staples

2. Citizens Comments

No Citizens Comments

3. Approval of Minutes

I. Regular Meeting Minutes for June 18, 2019

Lauren Grady Johnson made a motion to approve the regular meeting minutes for June 18, 2019 as presented.

Carrie Gordon seconded the motion.

For: David Roffino, Lauren Grady Johnson and Carrie Gordon

Motion passed 3-0

4. Discussion and action concerning bills due/bills paid.

Lauren Grady Johnson made a motion to approve the July 2019 Bills Due/Bills paid as presented.

Carrie Gordon seconded the motion.

For: David Roffino, Lauren Grady Johnson and Carrie Gordon

Motion passed 3-0

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5. Discussion and action concerning the approval of resolution financing and payment contract with the City of Balch Springs for road improvements.

Carrie Gordon made a motion to approve a project funding agreement with the Balch Springs Industrial Economic Development Corporation Type A and the City of Balch Springs to provide funds for street improvement projects.

Lauren Grady Johnson seconded the motion.

For: David Roffino, Lauren Grady Johnson, Ivan Guel and Carrie Gordon

Motion passed 4-0

6. Discussion and action regarding additional professional engineering services for infrastructure improvements for the Alexander Village development not to exceed \$5,000.00.

Ivan Guel made a motion to approve agreement with Freeman-Millican to conduct engineering services related to securing a Nationwide Permit from the Army Corps of Engineers for infrastructure improvements for the Alexander Village Development not to exceed \$5,000.

Lauren Grady Johnson seconded the motion.

For: David Roffino, Lauren Grady Johnson, Ivan Guel and Carrie Gordon

Motion passed 4-0

7. Briefing on Fiscal Year 2019-2020 BSIEDC Type A proposed budget.

EDC Staff Chris Dyser and Effie Donaldson along with CFO Bianca Redmon discussed the proposed FY 2019-2020 budget with the board. Staff asked the board to review the proposed budget and will bring the budget back at the next Type A meeting for approval.

8. Notice of Executive Session:

A. BSIEDC Type A Board shall convene into closed executive session to deliberate purchase, sale or value of real property pursuant to Texas Government Code Section 551.072; Consultation with attorney Section 551.071 and deliberation regarding economic development negotiations Section 551.087.

Board convened into closed session at 7:23PM

9. Reconvene into Open Session:

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

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Board reconvened into open session at 7:35PM

Ivan Guel made a motion to authorize and approve an economic development agreement between the Balch Springs Industrial Economic Development Corporation Type A, City of Balch Springs and Commerce 635 Inc.

Carrie Gordon second the motion.

For: David Roffino, Lauren Grady Johnson, Ivan Guel and Carrie Gordon
Motion passed 4-0

10. Reports:

A. Economic Development Reports

- I. City Manager update
- II. Alexander Village update
- III. Beltline Place update: proposed transportation improvements
- IV. Development updates
- V. Other Economic Development updates

Chris Dyser, Community Development Director, EDC Staff Effie Donaldson and Linda Highwood gave an update to the board on current economic development projects including a development activity update and the monthly update on staff activity reports.

B. Chamber of Commerce

- I. Update on chamber and economic development projects
- II. Quarterly Report

Alvester Gibson with the Balch Springs Chamber of Commerce was present to give the board an update concerning past and upcoming events with the Chamber of Commerce and economic development projects in the city. Mr. Gibson also gave the board he quarterly report.

11. Announcements, request for information and or new business items for future agenda item.

- The next Type A meeting is August 20, 2019 at City Hall.
- Upcoming City Council Meetings are July 22nd and August 12th
- Mobility Transportation Plan Open House Meeting July 23rd at 6:00pm at the Civic Center
- Back to School Bash is August 3, 2019 at the Balch Springs Recreation Ctr.

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- Unity in the Community is August 10th from 6:30-10:30pm at the Recreation Ctr. Hosted by the Balch Springs Police Department
- Chamber of Commerce Business Expo & Taste Event is on August 27th at the Civic Center
- HOT Topics for Texas Cities Training is August 16th from 10:00am to 2pm
- TEDC Economic Development Sales Tax Workshop is November 22, 2019

12. Adjournment

Ivan Guel made the motion to adjourn.

Lauren Grady Johnson seconded the motion.

For: David Roffino, Lauren Grady Johnson, Ivan Guel and Carrie Gordon

Motion passed 4-0

BSIEDC Type A Meeting adjourned at 7:41PM

David Roffino, BSIEDC Type A President

Effie Donaldson, ED Administrative Services Mgr.

Minutes passed and approved at a regular meeting held on August 20, 2019.