



Lavon Economic Development Corporation Meeting Agenda

P.O. Box 340 - 120 School Rd.
Lavon, TX 75166 Ph. (214) 934-7190

**Lavon City Hall
120 School Rd
Lavon, Texas**

Sept. 12, 2016

7:00 PM

NOTICE OF ATTENDANCE

NOTICE is hereby given that members of the Lavon City Council, Lavon Planning and Zoning Commission, Tax Increment Financing Zone # 1 Board, and/or the Parks & Recreation and Infrastructure Facilities Commission may be in attendance at the Lavon Economic Development Corporation Board Meeting on Sept.12 , 2016 at 7:00PM held at the Lavon City Hall.

- I. Presiding Officer to call the Economic Development Corporation Board meeting to order and announce that a quorum is present.**
- II. Presiding Officer to lead the Economic Development Corporation Board and visitors in the pledge of allegiance.**
- III. Invocation**
- IV. Items of interest and communications.**
Members of the Economic Development Corporation Board have the opportunity to notify others of community events, functions and other activities.
- V. Consent Agenda**
Approval of the Aug.22, 2016 Economic Development Board meeting minutes*
- VI. Public Recognition**
None
- VII. Public Comments**
Citizens of Lavon, who wish to address the Economic Development Corporation Board, may discuss matters not on the agenda and who have not previously expressed to the Board a desire to discuss such matters. The only response from the Board can be to request these items to be placed on a future agenda for action. There is a 3-minute time limit per person.



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VIII. Public Hearing

- A. The Economic Development Corporation Board shall conduct a public hearing in accordance with the Texas Local Government Code Chapter 505, Section 505.159 in regards to the authorization of up to 50% of the cost of a sanitary sewer line but no more than \$21,500.00 for a sanitary sewer line along Lake Rd from Main Street to an 8000 square foot retail center.

IX. Items for discussion

- A. The Economic Development Corporation Board to continue discussions and plans for Small Business Saturday in Lavon on Nov.26, 2016. (Wright)
- B. The Economic Development Corporation Board to discuss updates to the request from the Lavon City Council about sharing our web site with the City of Lavon. (Catravas)
- C. The Economic Development Corporation Board to discuss prospect updates. (Mundo)

X. Items for consideration and action

- A. The Economic Development Corporation Board to consider and act membership(s) to TEDC for board members at a cost of \$125.00 each. Board President Kay Wright is the only current member. (Wright)
- B. The Economic Development Corporation Board to consider and act on approval of an incentive to Exint, Inc. 4812 Rancho Del Norte Trail McKinney, TX 75070 for up to 50% of the cost of constructing a sanitary sewer line but not exceeding \$21,500 and to request a budget amendment approval from the Lavon City Council to authorize the provision for this incentive and to authorize the Executive Director to have an agreement prepared by the LEDC attorney to authorize this incentive. The budget amendment shall be to add a line item of \$21,500 for the sanitary sewer line with funds taken from line item 7-3 incentives which currently has \$29,500. (Wright)

XI. Setting future meetings and agendas

The Economic Development Corporation Board members and staff may request items be placed on a future agenda or request a special meeting be called.

XII. Presiding Officer to adjourn the Economic Development Corporation Board meeting

Notes to the Agenda:

1. Items marked with an * are consent items considered to be non-controversial and will be voted on in one motion unless a Board member asks for separate discussion.
2. The Board may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Board reserves the right to recess into executive session under Sections 551.071 – 551.088 of the Texas Government Code (Texas Open Meetings Act) concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
4. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 843-4220 ext. 1#, two working days prior to the meeting so that appropriate arrangements can be made.

This is to certify that I, Micki Hollien, posted this Agenda on the glass of the front door of City Hall at 120 School Road, facing the outside, the city's website at www.cityoflavon.org, the



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Lavon EDC website at www.lavonedc.com and on the city's bulletin board on or before Sept. 9, 2016 by 7:00PM

Micki Hollien Administrative Assistant: *Micki Hollien*

POSTED THIS 9 DAY OF Sept, 2016, AT noon A.M./P.M.



Lavon Economic Development Corporation Meeting Minutes August 22, 2016

I. MEETING CALLED TO ORDER AT 7:00pm BY LAVON ECONOMIC DEVELOPMENT CORPORATION BOARD PRESIDENT

Members Present:

Place One	Kay Wright
Place Two	Chris Kane
Place Three	Bill Sargent
Place Four	Jimmie Catravas
Place Five	OPEN
Place Six	Linda Jangula
Place Seven	David Piekarski

Liaison: Vicki Sanson

Members Absent:

Staff Present:

Executive Director:

Visitors:

Micki Hollien

Pam Mundo

Gene Jangula, Heng Li, Susie Ericson (Conway & Assoc)

Quorum is present

II. LAVON ECONOMIC DEVELOPMENT CORPORATION BOARD PRESIDENT WRIGHT LED THE ECONOMIC DEVELOPMENT CORPORATION IN THE PLEDGE OF ALLEGIANCE

III. LAVON ECONOMIC DEVELOPMENT CORPORATION BOARD PRESIDENT WRIGHT LED THE LAVON ECONOMIC DEVELOPMENT CORPORATION IN THE INVOCATION

IV. ITEMS OF INTEREST AND COMMUNICATION

- *Community football season opens-Fri*
- *Community volleyball opens-Wed*
- *President Wright and EDC liaison Vicki Sanson attended opening day of schools*
- *Sept 1, 2016 NTCAR trade show-Mundo & Assoc to attend for EDC*



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V. CONSENT AGENDA

Approval of Aug 8, 2016 Economic Development Board Meeting minutes

- VP Kane made motion to accept the minutes
- Director Sargent seconded the motion
- Accepted by directors Catravas, Kane, Jangula, Sargent, Piekarski & Wright
- Vote carried

VI. PUBLIC RECOGNITION - none

VII. PUBLIC COMMENTS

Lavon City Council regular meeting tomorrow night at 7pm

VIII. ITEMS FOR DISCUSSION

A. The Economic Development Corporation Board to have a presentation with Conway & Associates regarding 2014-15 audit of the LEDC

Auditor Conway and Associates provided a "clean opinion" of the Lavon Economic Development Corporation, noting that all financial information is correctly stated. Auditor Suzi Erickson reported on the audit details.

B. The Economic Development Corporation Board to discuss a request from Lavon City Council about sharing our web site with the City of Lavon

- *We are only web site on our server now but can handle many*
- *We can help with "hosting" only they need to find someone to do design*
- *We need to discuss further with suppliers before we make a decision and go back to council*
- *Civic Plus is one company to consider but will look at a minimum of 3*



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C. The Economic Development Corporation Board to discuss plans for Small Business Saturday

- *Do business want to participate?*
- *Director Kane suggested we do a "market" in the gym or promote as a Christmas event?*
- *We already booked Mr. & Mrs. Santa*
- *Need to decide on a short name, i.e. "Celebrate Lavon"*
- *Date of the Christmas Market is the Saturday after Thanksgiving or Nov 26th.*

IX. ITEMS FOR CONSIDERATION AND ACTION

A. The Economic Development Corporation Board to consider and act on the cost and benefits and act on approving at the request of Mr. Heng Li for an incentive to cover 50% of the cost of extending a sanitary sewer line from Main Street to a proposed 8000 square foot retail building on Lake Rd

- *Site is on Lake Rd west of the Post Office.*
- *8000 sf building will be designed with attractive glass, stone and stucco*
- *Estimates include \$750,000 annually in sales for a (1) 2,000 sf dominos restaurant and \$500,000 annually in sales for other (3) spaces*
- *Estimated sales tax for EDC would be \$11,250 annually*
- *Estimated sales tax for City would be \$28,125 annually.*
- *\$2.7 million is total value (land and new bldg.) including finish out of all spaces or at tax rate of 0.455700 its \$12,531 annually in property tax.*
- *Plan on opening Dominos by Mar/Apr of 2017*
- *\$43,750 is total cost of sewer*
- *It will be Nov before funds are available (2016-17 budget)*

- *VP Kane made motion to authorize Pam Mundo to prepare procedure and have a draft an agreement with Mr. Li for 50% of cost for*



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the sewer line for project maximum investment by LEDC \$21,500.

- *Director Piekarski seconded the motion*
- *Accepted by directors Catravas, Kane, Jangula, Sargent, Piekarski & Wright*
- *Vote carried*

B. The Economic Development Corporation Board to consider and act on participating in the Chamber of Commerce/City of Lavon Halloween Festival on Oct 15, 2016

(No action needed to be taken by board)

C. The Economic Development Corporation Board to consider and act on approving the 2015-2016 audit of the EDC as presented by Conway & Associates

No action taken-incorrect date. Corrected date to be placed on a future agenda for consideration and action.

- X. SETTING FUTURE MEETINGS AND AGENDAS**
Economic Development Corporation Board members and staff may request items to be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the Board Secretary.

BOARD PRESIDENT TO ADJOURN ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING AT 8:22pm

Duly passed and approved on this ___ day of _____, 2016

Attest:

Kay Wright, Board President

Jimmie Catravas, Secretary



