



Economic Development
Corporation (EDC) Board of
Directors

Regular Session

December 19, 2019
6:00 P.M.

CITY OF CROWLEY
Economic Development Corporation
Board of Directors
December 19, 2019
6:00 P.M.

Economic Development Corporation Board

- President Christine Gilbreath _____
- Member Billy P. Davis _____
- Member Carl Weber III _____
- Member Johnny Shotwell _____
- Member Dallas Park _____
- Member Jim "Mac" McDonald (VP) _____
- Member Alex Hogan _____

EDC Officers

- Executive Director Robert Loftin _____
- Treasurer Lori Watson _____
- Secretary Carol Konhauser _____



AGENDA
CROWLEY ECONOMIC
DEVELOPMENT CORPORATION
DECEMBER 19, 2019
REGULAR SESSION - 6:00 p.m.

Crowley City Hall
201 E. Main Street
Crowley TX 76028

Citizens may address the board members by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

REGULAR CALLED MEETING – December 19, 2019- 6:00 P.M.

I. CALL TO ORDER OF THE EDC / ROLL CALL

II. EDC BUSINESS / ACTION ITEMS

- 1. Discuss and consider approving the minutes from the EDC meeting held on September 19, 2019.

III. EXECUTIVE SESSION

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following:

- 1. Section 551.071 (Consultation with Attorney)
2. Section 551.072 (Deliberations about Real Property)
Discuss the possible acquisition of property for the Downtown Improvement Project
3. Section 551.074 (Personnel Matters)
4. Section 551.087 (Business Prospect/Economic Development)

IV. RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session

V. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Agenda of the Economic Development Corporation to be held on December 19, 2019, meeting of the governing body of City of Crowley is a true and correct copy posted on _____, 20____ at _____ am/ pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C. Konhauser, City Secretary

THE EDC AND CITY COUNCIL RESERVES THE RIGHT OF THE FOLLOWING:
1. ITEMS DO NOT HAVE TO BE CONSIDERED IN THE SAME ORDER AS SHOWN ON THIS AGENDA;
2. THE COUNCIL MAY CONTINUE OR RECESS ITS DELIBERATIONS TO THE NEXT CALENDAR DAY IF IT DEEMS IT NECESSARY.
The Crowley City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 297-2201 ext. 4000, or email ckonhauser@ci.crowley.tx.us for further information.

NOTICE: A quorum of the Crime Control and Prevention District Board of Directors will be present at this meeting; however neither Board will take action on any items on this posted agenda.

CITY OF CROWLEY
CERTIFIED AGENDA OF EXECUTIVE/CLOSED SESSION
ECONOMIC DEVELOPMENT BOARD OF DIRECTORS
December 19, 2019

I. Statement of Beginning Executive/Closed Session

President of the Board of Directors of the EDC announced at the beginning of the executive/closed session:

“The EDC Board of Directors on December 19, 2019, beginning at _____ p.m., convened in an executive/closed session in accordance with the Texas Open Meetings Act (Local Government Code – Chapter 551).”

II. The following were present:

_____	_____
Billy Davis (EDC Board Member)	EDC Board Member Dallas Park
_____	_____
Member Johnny Shotwell (EDC Board President)	EDC Board Member Jim "Mac" McDonald
_____	_____
Member Christine Gilbreath (EDC Board Member)	Member Carl Weber III (EDC Board Member)
_____	_____
Member Alex Hogan (EDC Board Member)	City Manager Robert Loftin (EDC Exec Director)
_____	_____
EDC Treasurer Lori Watson	City Attorney Rob Allibon
_____	_____
City Secretary Carol Konhauser (EDC Secretary)	Other

III. Subjects Discussed in the Session Closed to the Public

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following:

Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072
Discuss the possible acquisition of property for the Downtown Improvement Project

IV. Statement at End of Executive/Closed Session

President of the Board of Directors announced at the end of the executive/closed session:

“The EDC Board of Directors ended its executive/closed session at _____ p.m., on December 19, 2019”

V. Record of Further Action Taken, if any, on Above Items in the Subsequent Open Session.

VI. Certification by Presiding Officer

I hereby certify that this agenda of the closed session of the EDC Board of Directors of the City of Crowley is a true and correct record of the proceedings pursuant to the Texas Government Code, Chapter 551.

WITNESS MY HAND this the _____ day of _____ 2019.

CITY OF CROWLEY

EDC Board of Directors President



Crowley EDC Board

AGENDA REPORT

Meeting Date: December 19, 2019

Agenda Item: II-1

Staff Contact: Carol C. Konhauser
City Secretary

E-mail: ckonhauser@ci.crowley.tx.us

Phone: 817-297-2201-X 4000

SUBJECT: Discuss and consider approving the minutes from the EDC meeting held on September 19, 2019.

BACKGROUND/DISCUSSION

Consider approval of minutes as presented.

FINANCIAL IMPACT

None

RECOMMENDATION

Staff recommends approval of the minutes as presented; council consideration is respectfully requested.

ATTACHMENTS

- Minutes

MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS HELD Thursday, September 19, 2019.

The Economic Development Corporation Board of Directors met on Thursday, September 19, 2019, at 6:00p.m. in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

CALL TO ORDER/ ROLL CALL

President Johnny Shotwell called the Session to order for the Economic Development Corporation at 6:01p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

Present were President Johnny Shotwell
 Member Billy P. Davis
 Member Tina Pace (arrived at 6:07pm)
 Member Christine Gilbreath
 Member Jim "Mac" McDonald
 Member Alex Hogan

Absent: Vice President Dallas Park

PUBLIC HEARINGS

- 1. (a) Hold a Public Hearing on the proposed Crowley Economic Development 4B FY2019-2020 Operating Budget.**

President Johnny Shotwell opened the public hearing at 6:02 pm for anyone to speak either in favor of or in opposition. When nobody came forward, he closed the public hearing at 6:03 pm.

- (b) Discuss and consider adopting the Crowley Economic Development 4B FY2019-2020 Operating Budget.**

Member Jim McDonald made the motion to approve the FY 2019-2020 budget for the Crowley Economic Development 4B Corporation, second by Member Billy Davis, the EDC Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

EDC BUSINESS / ACTION ITEMS

- 1. Discuss and consider approving the minutes from the EDC meeting held on Sep 5, 2019.**

Member Christine Gilbreath made the motion to approve the minutes as presented, second by Member Jim McDonald, the EDC Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

- 2. Discuss and consider permitting a mobile food vehicle to operate on EDC-owned property at 320 E Main St and consider authorizing city staff to negotiate and approve an agreement with the owners of the mobile food vehicle.**

Asst City Manager Jack Thompson stepped up and explained that a local food truck would like to operate on EDC owned property. Lillian's BBQ approached Daniel Furney, the owner of the House of Air (HOA), and asked if he would allow them to operate two Saturday's a month and allow the use of the HOA restroom facilities, which Mr Furney was agreeable too. But because the HOA property is owned by the Crowley EDC, the Board needs to approve the use of the property by Lillian BBQ.

Member Davis had concerns that the food truck would be taking up vital parking spaces. Additionally, there was concern about the food truck competing with Boo Ray's. Jack Thompson addressed these concerns explaining that having several food restaurants in close proximity brings in more business. It gives patron several options and actually generates more traffic and business for the City.

City Manager Robert Loftin made the suggestion that if the Board did approve the use of the property, that they consider put a restriction on the operating hours so that the food truck would be closed prior to Boo Ray's opening for dinner. This would ensure that these parking spaces were available for the dinner rush. He also made the suggestion to include wording which allows the EDC to cancel the permit at any time.

Member Billy Davis made the motion to deny the use of the EDC property by a mobile food truck due to concern for lack of parking; second by Member Jim McDonald. Members Christine Gilbreath, Tina Pace, Alex Hogan, and Johnny Shotwell voted Nay to deny. Motion to deny did not pass 2-4.

Member Christine Gilbreath made the motion to approve a limited use agreement with Lillian BBQ with the following restrictions: 1) Hours of operation are restricted from 10:00 am to 3:30pm, 2) operate on no more than two (2) Saturdays per month, 3) for a duration of 6 months with the option for the EDC to cancel the agreement at any time with 24-hours' notice. Second by Member Tina Pace. Member Jim McDonald and Member Billy Davis voted Nay. Motion passed 4-2.

As there was no further business, President Johnny Shotwell adjourned the meeting at 6:30 p.m.

ATTEST:

Christine Gilbreath
President EDC Board of Directors

Carol C. Konhauser
EDC Secretary