



Economic Development  
Corporation (EDC) Board of  
Directors

Regular Session

February 15, 2024  
6:00 P.M.

CITY OF CROWLEY  
Economic Development Corporation  
Board of Directors  
February 15, 2024

Economic Development Corporation Board

Member Jesse Johnson (Pres)	_____	_____
Member Jerry Beck (VP)	_____	_____
Member Billy Davis	_____	_____
Member Johnny Shotwell	_____	_____
Member Tina Pace	_____	_____
Member Carl Weber III	_____	_____
Member Mike Winterbank	_____	_____

EDC Officers

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



**AGENDA  
CROWLEY ECONOMIC  
DEVELOPMENT CORPORATION  
FEBRUARY 15, 2024  
REGULAR SESSION - 6:00 p.m.**

**Crowley City Hall  
201 E. Main Street  
Crowley TX 76028**

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*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).*

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**REGULAR CALLED MEETING – February 15, 2024 - 6:00 P.M.**

**I. CALL TO ORDER OF THE EDC / ROLL CALL**

**II. EDC BUSINESS**

1. Discuss and consider approving the minutes from the EDC meeting held on January 18, 2024.
2. Discuss and consider approval of an amendment to the Economic Development and Performance Agreement with Four Train Days Development, LLC.

**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)**  
**Seek advice from City Attorney regarding Redline Promissory Note obligation.**
2. **Section 551.072 (Deliberations about Real Property)**
3. **Section 551.074 (Personnel Matters)**
4. **Section 551.087 (Business Prospect/Economic Development)**

**IV. RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION**

**V. ADJOURNMENT**

**I, the undersigned authority, do hereby certify that this Agenda of the Economic Development Corporation to be held on Feb 15, 2024, 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.

\*\*\*An agenda information packet is available for public inspection in the Crowley Library and on the City website, under Agenda Packets\*\*\*



# Economic Development Corporation Board of Directors Agenda Report

<b>PRESENTER:</b> Carol C. Konhauser City Secretary				<b>MEETING DATE:</b> February 15, 2024				
<b>DEPARTMENT:</b> Administration				<b>AGENDA ITEM:</b> II-1				
<b>SUBJECT:</b>				Discuss and consider approving the minutes from the EDC meetings held on January 18, 2024.				
<b>COORDINATION:</b>	Finance		City Sec	cck	Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	

## **BACKGROUND:**

Consider approval of minutes as presented.

## **RECOMMENDATION:**

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

## **FINANCIAL INFORMATION:**

None

## **ATTACHMENTS:**

1. Minutes

**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS  
HELD Thursday, January 18, 2024.**

The Economic Development Corporation Board of Directors met on Thursday, January 18, 2024, at 6:00p.m. in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

**CALL TO ORDER/ ROLL CALL**

President Jesse Johnson called the Session to order for the Economic Development Corporation at 6:00p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

Present were                President Jesse Johnson  
                                 Member Jerry Beck  
                                 Member Billy P. Davis  
                                 Member Mike Winterbank  
                                 Member Johnny Shotwell

Absent:                      Member Carl Weber  
                                 Member Tina Pace

**EDC BUSINESS**

**1. Discuss and consider approving the minutes from the EDC meeting held on September 21, 2023.**

Member Jerry Beck made the motion to approve the minutes as presented, second by Member Billy Davis, the EDC Board of Directors voted unanimously to approve the motion as presented. Motion carried 5-0

**2. Discuss and consider an Interlocal Agreement regarding Crowley Crossing Plaza project restrooms and Trellis.**

Member Billy Davis made the motion to the Interlocal Agreement for the Crowley Crossing Plaza restroom and trellis project, second by Member Jerry Beck; the EDC Board of Directors voted unanimously to approve the motion as presented. Motion carried 5-0.

**EXECUTIVE SESSION**

President Jesse Johnson announced that the Economic Development Board of Directors would convene into Executive Session at 6:03 p.m. to discuss an economic development incentive agreement for 326 E Main St Properties, pursuant to Section 551.087 of the Texas Government Code.

**RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION**

At 6:13 p.m. President Johnson announced the EDC Board of Directors would reconvene into open session.

Member Billy Davis made the motion to authorize the EDC Director to negotiate and authorize and incentive agreement with 326 E Main Properties; second by Member Jerry Beck, the EDC Board of Directors voted unanimously to approve the motion as presented. Motion carried 5-0.

As there was no further business, President Jesse Johnson adjourned the meeting at 6:14 p.m.

ATTEST:

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Jesse Johnson  
President EDC Board of Directors

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Carol C. Konhauser  
EDC Secretary



## Economic Development Corporation Board of Directors Agenda Report

<b>PRESENTER:</b> Jack Thompson, Assistant City Manager		<b>MEETING DATE:</b> February 15, 2024					
<b>DEPARTMENT:</b> Administration		<b>AGENDA ITEM:</b> II-2					
<b>SUBJECT:</b>		Discuss and consider approval of an amendment to the Economic Development and Performance Agreement with Four Train Days Development, LLC.					
<b>COORDINATION:</b>	Finance		City Sec	<b>cck</b>	Comm Dev		PW
	Dept Director		HR		Comm Services		EDC:
	City Attorney		PD		FD		Admin:

### **BACKGROUND:**

The Crowley Economic Development Corporation (CEDC) and Four Train Days Development, LLC entered into an Economic Development and Performance Agreement on January 19, 2023. Article 5 of the agreement outlines the obligations of the Developer. Having exceeded the required \$350,000 investment and assuming full responsibility for design and construction costs, the Developer originally leased the property to the restaurant El Chato's, which has since defaulted. The Developer is actively seeking a new tenant and has requested an extension of the certificate of occupancy deadline from June 30, 2024, to December 31, 2024, per Article 5.01(C) of the agreement. The Developer is committed to replacing El Chato's to safeguard the substantial investment made in the property.

### **RECOMMENDATION:**

Staff recommends approval to extend the date to obtain a Certificate of Occupancy until December 31, 2024.

### **FINANCIAL INFORMATION:**

There is no financial impact to the CEDC

### **ATTACHMENTS:**

1. Amendment

**CITY OF CROWLEY**  
**CERTIFIED AGENDA OF EXECUTIVE/CLOSED SESSION**  
**ECONOMIC DEVELOPMENT BOARD OF DIRECTORS**  
**February 15, 2024**

**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 February 15, 2024, 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:**

\_\_\_\_\_  
Member Jesse Johnson (EDC President)

\_\_\_\_\_  
Member Jerry Beck (EDC Board Member)

\_\_\_\_\_  
Member Johnny Shotwell (EDC Member)

\_\_\_\_\_  
Member Mike Winterbank (EDC Board Member)

\_\_\_\_\_  
Member Billy Davis (EDC Board Member)

\_\_\_\_\_  
Member Tina Pace (EDC Board Member)

\_\_\_\_\_  
Member Carl Weber III (EDC Board Member)

\_\_\_\_\_  
City Manager Robert Loftin (EDC Exec Director)

\_\_\_\_\_  
EDC Treasurer Lori Watson

\_\_\_\_\_  
City Attorney Rob Allibon

\_\_\_\_\_  
Other

\_\_\_\_\_  
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:

- A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071 –**  
**Seek advice from City Attorney regarding Redline Promissory Note obligation.**
- B. Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072-**
- C. Personnel Matters (the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of Public Officers or Employees) Pursuant to Section 551.074**
- D. Deliberation Regarding Economic Development Negotiations Pursuant to Section 551.087 -**

**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 February 15, 2024”

**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 \_\_\_\_\_ 2024.

**CITY OF CROWLEY**

\_\_\_\_\_  
**EDC Board of Directors President**