

MINUTES
BOARD OF DIRECTORS SPECIAL MEETING
HALTOM CITY ECONOMIC DEVELOPMENT CORPORATION
City Hall Pre-Council Chambers
5024 Broadway Avenue
June 23, 2016 – 6:00 P.M.

A Special Meeting was held by the Board of Directors of the Economic Development Corporation (EDC) on Thursday, June 23, 2016, in the City Hall Pre-Council Chambers with the following members present: David Averitt, President; Chris Taylor, Vice President; Board Members Bob Watkins, Scott Garrett, Trae Fowler and Dewey Markum. Board Member Don Jury was absent. Staff Members present: Economic Director/City Manager Keith Lane, Assistant City Manager Chuck Barnett, Assistant City Manager Rex Phelps, City Attorney Wayne Olson, City Secretary Art Camacho, and Planning and Community Director Justin French. Trent Petty, of Petty and Associates, was also present.

CALL TO ORDER

President David Averitt called the meeting to order at 6:00 p.m. on June 23, 2016 and called for an Executive Session at 6:01 p.m. regarding the following:

EXECUTIVE SESSION

Section 551.071 – Consultation with the EDC Attorney. The Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the EDC Attorney about any matters listed on the agenda and litigation, project schedule/construction contract with Tiseo Paving, dissolution/restructuring of the Haltom City Economic Development Corporation, settlement offers and/or claims including Flynn v. Haltom City EDC and City of Haltom City v. Louis Engler, et al.

Section 551.072 – Real Property. The Economic Development Corporation may deliberate the purchase, exchange, lease or value of real property, including:

- **Tract 1:** Being all that certain 22.75 acres, more or less, out of the G.B. Stanley Survey, Abstract1378, and the W. Screech Survey and the A. Hood Survey, Abstract 682, situated in Haltom City, Tarrant County, Texas, being more particularly described in a deed recorded in Volume7277, Page 1928 of the Deed Records of Tarrant County, Texas (Tarrant County Tax Acct. Nos. 03925552, 04174313 & 04466977).
- **Tract 2:** Being all that certain Lot 1, Block 7, Jordan Park Addition, Haltom City, Tarrant County, Texas (Tarrant Tax Acct. No. 01472631).
- **Tract 3:** Being all that certain 1.151 acres, more or less, out of the G.B. Stanley Survey, Abstract1378, Haltom City, Tarrant County, Texas being more particularly described in a deed recorded in Volume 7277, Page 1928 of the Deed Records of Tarrant County, Texas (Tarrant County Tax Acct. Nos. 04163443 & 04466942).
- **Tract 4:** Being all that certain 2.31 acres, more or less, out of the G.B. Stanley Survey, Abstract1378, Haltom City, Tarrant County, Texas, being more particularly described as Tract 1 in a deed recorded in Volume 5603, Page 951 of the Deed Records of Tarrant County, Texas(Tarrant County Tax Acct. No. 04163729).
- **Tract 5:** Being all that certain 42.06 acres of land situated in the William Screech Survey, Abstract 1416, Tarrant County, Texas, being all that Tract A, Springlake Industrial Park, an addition to the City of Haltom City, Texas as recorded in Volume 388/158, Page 56 of the Plat Records of Tarrant County, Texas, conveyed to Unison Investment, known as Tract One, as recorded in Volume 11742, Page 1237 of Deed Records of Tarrant County, Texas; and also known as 5100 Springlake Parkway.

Section 551.087 – (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

1. Incentives/Development Agreement – Presentation, consideration and/or action regarding incentives and agreement with Karmali Holdings, Inc. for development of EDC owned properties (identified as Tracts 1-4 below).

RECONVENE INTO REGULAR SESSION

The EDC reconvened into Regular Session at 6:27 p.m. and no action was taken. They began deliberation regarding the following agenda item.

2. Lease Agreement – Presentation, consideration and/or action regarding approval of a lease agreement with Archer Western Herzog (AWH) to lease EDC property located at 5100 Springlake Parkway and identified as Tract 5 below.

Clayton Sorrells, Craig Ebersold, James Callahan, and Phil Kilhlthau, of Archer Western Herzog (AWH) gave a PowerPoint presentation and a discussion was held regarding a proposed lease agreement of EDC property. This discussion included site security, possible tree removal, soundproofing, operational hours, time frame and truck routes. No action was taken.

EXECUTIVE SESSION

EDC President David Averitt called for an Executive Session at 7:22 p.m. under Section 551.071, Section 551.072, and Section 551.087. Council Member Place 6 Stephanie Davenport was present and attended the Executive Session.

RECONVENE INTO REGULAR SESSION

The EDC reconvened into Regular Session at 7:37 p.m. No action was taken. A Special EDC meeting will be held on Thursday, July 7, 2016.

ADJOURNMENT

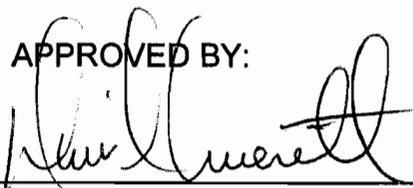
President Averitt adjourned the EDC meeting at 7:38 p.m.

RESPECTFULLY SUBMITTED BY:



Art Camacho, City Secretary

APPROVED BY:



David Averitt, President