

**MINUTES**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**HALTOM CITY ECONOMIC DEVELOPMENT CORPORATION**  
**City Hall Pre-Council Chambers**  
**5024 Broadway Avenue**  
**September 1, 2016 – 6:00 P.M.**

A Special Meeting was held by the Board of Directors of the Economic Development Corporation (EDC) on Thursday, September 1, 2016, at the City Hall Pre-Council Chambers with the following members present: David Averitt, President; Christ Taylor, Vice-President; Board Members Bob Watkins, Trae Fowler and Scott Garrett. Board Members Don Jury and Dewey Markum were absent. Staff Members present: EDC Director Keith Lane, Assistant City Manager Chuck Barnett, Assistant City Manager Rex Phelps, and City Secretary Art Camacho. 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 September 1, 2016.

1. Approval of Minutes – Consideration and/or action regarding approval of the Minutes of August 24, 2016. Board Member Bob Watkins moved, seconded by Board Member Scott Garrett, to approve the minutes of August 24, 2016. ***The vote was unanimous. Motion carried.***
2. 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). Trent Petty provided a quick review and update on these properties and the Board agreed to go into Executive Session to discuss the agreement.

Board President Averitt called for an Executive Session at 6:02 p.m.

**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).

**RECONVENE INTO REGULAR SESSION**

Board President Averitt called the meeting back into Regular Session at 6:47 p.m. Board Member Garrett moved, seconded by Board Member Bob Watkins, to approve the incentive agreement with Al Karmali. ***The vote was unanimous. Motion carried.***

**ADJOURNMENT**

President Averitt adjourned the EDC meeting at 6:48 p.m.

RESPECTFULLY SUBMITTED BY:

  
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Art Camacho, City Secretary

APPROVED BY:  
  
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David Averitt, President