



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS CITY OF WHITE SETTLEMENT, TEXAS

6:00 P.M. – Tuesday, July 6, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

The White Settlement City Hall is accessible to persons with disabilities. Specially marked parking spaces are available at both Meadow Park and Hanon Drive. Accessible entry is available at the main entrance which is located on the north side of the building. If additional assistance is needed to observe or comment, please notify the City Secretary at 817-246-4971 x203 at least 24 hours prior to the meeting.

Recordings of Economic Development Corporation (EDC) Board of Directors meetings are available for public requests for copies beginning on the Thursday after each meeting.

*As a courtesy to those in attendance, please place your cell phone on "Silent" or "Vibrate".
Food and drink are not allowed in council chambers.
Thank You!*

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the Economic Development Corporation (EDC) Board of Directors on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. Members have no obligation to respond in any manner to comments or questions from the public. Any response from a member to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or request to place the subject on the agenda for a future meeting.

CONSENT AGENDA

All items on the consent agenda are routine or previously discussed items and will be approved with one motion; however, should an EDC Director wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.

1. Approval of EDC meeting minutes:
 - a. June 1, 2021

DELIBERATION AGENDA

FINANCIAL

2. Hold a Public Hearing and consider the Economic Development Corporation Proposed Budget for Fiscal Year 2020-2021.

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Economic Development Corporation Board of Directors may convene in Executive Session to deliberate regarding the following matters;

3. Sec. 551.072 Deliberation Regarding Real Property: the EDC Board of Directors may deliberate the purchase, exchange, lease or value of real property, including offers made on such properties, including
 - a. 730 S. Cherry Lane

RECONVENE IN OPEN SESSION

4. Take action, if any, on items discussed in Executive Session.

ADJOURNMENT

Notice posted on the 1st day of July, 2021, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.

*Amy Arnold, TRMC, CMC
City Secretary*



**MINUTES OF A REGULAR MEETING OF THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS
CITY OF WHITE SETTLEMENT, TEXAS**

6:00 P.M. – Tuesday, June 1, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Chairman Mayor White called the open meeting to order at 6:00 PM announcing a quorum of Economic Development Corporation Board of Directors present as follows:

Director Eddie Delgado,
Director Ann Smith,
Director Vicky Harpe,
Director Pat Wirsing, and
Director Steve Groomer.
Director Richard Huff was absent.

Executive Staff present included City Manager Jeffrey J. James, City Secretary Amy Arnold, and City Attorney Drew Larkin. Other staff present included Executive Administrative Assistant Ann Elias, Building Official Robert Nunley, City Marshal Randy Rogers, and Communications Manager Aaron Hall.

INVOCATION / PLEDGE OF ALLEGIANCE

Chairman Mayor White offered the invocation and led the Pledge of Allegiance

CITIZEN PARTICIPATION

There were none.

CONSENT AGENDA

Director Vicky Harpe made a motion to approve the consent agenda. Director Steve Groomer seconded the motion which carried unanimously. Approve of the consent agenda included the following:

1. Approval of EDC meeting minutes:
 - a. September 1, 2020
 - b. April 6, 2021

EXECUTIVE SESSION

Mayor White announced EDC Board of Directors will convene in Executive Session at 6:07 p.m. after first reading the following statement:

2. Sec. 551.072 Deliberation Regarding Real Property: the EDC Board of Directors may deliberate the purchase, exchange, lease or value of real property, including offers made on such properties, including:
 - a. 730 S. Cherry Lane

RECONVENE IN OPEN SESSION

Chairman Mayor White announced EDC Board of Directors are reconvened in Open Session at 6:30 p.m. to take action on items discussed in Executive Session.

No action was taken.

ADJOURNMENT

With there being no further discussion, Chairman Mayor White adjourned the meeting at 6:30 p.m.

Approved this 6TH day of July, 2021.

Mayor Ronald A. White,
EDC Chairman

ATTEST:

Amy Arnold,
City Secretary



To: Economic Development Corporation Board of Directors
From: Krystal Crump, Finance Director
Date: July 6, 2021
Subject: 2021-1270

Staff recommends approval of the presented budget.

CITY OF WHITE SETTLEMENT
PROPOSED BUDGET
AS OF: JUNE 30TH, 2021

04 -ECONOMIC DEVELOPMENT

				(----- 2020-2021 -----)	(----- 2021-2022 -----)		
	2017-2018	2018-2019	2019-2020	CURRENT	Y-T-D	REQUESTED	PROPOS
REVENUES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET
<u>SALES AND USE TAXES</u>							
04-400-02-005 .5% EDC SALES TAX	<u>1,335,471</u>	<u>1,143,216</u>	<u>1,104,246</u>	<u>1,025,000</u>	<u>679,378</u>	<u>1,075,000</u>	<u>1,075,000</u>
TOTAL SALES AND USE TAXES	1,335,471	1,143,216	1,104,246	1,025,000	679,378	1,075,000	1,075,000
<u>INTEREST INCOME</u>							
04-400-60-601 INTEREST INCOME	<u>11,183</u>	<u>32,784</u>	<u>53,238</u>	<u>15,000</u>	<u>19,878</u>	<u>7,200</u>	<u>7,200</u>
TOTAL INTEREST INCOME	11,183	32,784	53,238	15,000	19,878	7,200	7,200
<u>OTHER REVENUE</u>							
04-400-70-701 MISCELLANEOUS REVENUE	0	0	575,000	0	150,000	0	0
04-400-70-714 SALE OF EDC PROPERTY	<u>18,218</u>	<u>26,725</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL OTHER REVENUE	18,218	26,725	575,000	0	150,000	0	0
TOTAL REVENUES	1,364,872	1,202,725	1,732,484	1,040,000	849,256	1,082,200	1,082,200

CITY OF WHITE SETTLEMENT
PROPOSED BUDGET
AS OF: JUNE 30TH, 2021

04 -ECONOMIC DEVELOPMENT

EDC OPERATIONAL

	(----- 2020-2021 -----) (----- 2021-2022 -----)						
EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	REQUESTED BUDGET	PROPOS BUDGET
<u>MATERIALS & SUPPLIES</u>							
04-540-10-101 OFFICE SUPPLIES	<u>0</u>	<u>0</u>	<u>90</u>	<u>0</u>	<u>0</u>	<u>0</u>	
TOTAL MATERIALS & SUPPLIES	0	0	90	0	0	0	
<u>CONTRACTUAL SERVICES</u>							
04-540-20-214 OTHER PROFESSIONAL SERVICES	346	0	28,116	50,000	10,501	50,000	50,000
04-540-20-245 ADMIN COSTS TO GENERAL FUND	<u>65,463</u>	<u>57,930</u>	<u>56,568</u>	<u>51,250</u>	<u>44,856</u>	<u>53,750</u>	<u>53,750</u>
TOTAL CONTRACTUAL SERVICES	65,809	57,930	84,684	101,250	55,357	103,750	103,750
<u>TRANSFERS</u>							
04-540-70-745 TRANSFER TO EDC LT DEBT FUND	<u>1,029,559</u>	<u>1,031,341</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
TOTAL TRANSFERS	1,029,559	1,031,341	0	0	0	0	
TOTAL EDC OPERATIONAL	1,095,368	1,089,271	84,774	101,250	55,357	103,750	103,750

CITY OF WHITE SETTLEMENT
PROPOSED BUDGET
AS OF: JUNE 30TH, 2021

04 -ECONOMIC DEVELOPMENT
EDC DIRECTOR

			(----- 2020-2021 -----)	(----- 2021-2022 -----)			
EXPENDITURES	2017-2018 ACTUAL	2018-2019 ACTUAL	2019-2020 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
<u>DEBT SERVICE</u>							
04-541-60-605 INTEREST - WATER PARK LOAN	0	0	531,718	506,392	505,880	479,410	479,410
04-541-60-615 PRINCIPAL - WATER PARK LOAN	<u>0</u>	<u>0</u>	<u>495,000</u>	<u>525,000</u>	<u>525,000</u>	<u>550,000</u>	<u>550,000</u>
TOTAL DEBT SERVICE	0	0	1,026,718	1,031,392	1,030,880	1,029,410	1,029,410
TOTAL EDC DIRECTOR	0	0	1,026,718	1,031,392	1,030,880	1,029,410	1,029,410
TOTAL EXPENDITURES	1,095,368 =====	1,089,271 =====	1,111,492 =====	1,132,642 =====	1,086,237 =====	1,133,160 =====	1,133,160 =====
REVENUE OVER/(UNDER) EXPENDITURES	269,504 =====	113,454 =====	620,991 =====	(92,642) =====	(236,981) =====	(50,960) =====	(50,960) =====