



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 PM – June 13, 2022

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

PUBLIC COMMENT *The purpose of this item is to allow members of the public an opportunity to address the city council or city board / commission 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 comment must first fill out a speaker request form and be recognized by the presiding officer. Individual comments are limited to three minutes. The meeting body has 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 direction to staff 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 a member of the city council, board or commission wish to discuss any item, said item may be removed from the Consent Agenda and considered under the Deliberation Agenda. Approval of Consent Agenda includes the following:*

1. Approval of meeting minutes for July 6, 2021.

DELIBERATION AGENDA

2. Discuss and consider a resolution approving the sale of real property described as Lot 12 and a part of Lot “A”, Block 20, McDonnell Addition, City of White Settlement, Tarrant County, Texas, more commonly known as 730 S. Cherry Lane, White Settlement, Texas.

ADJOURNMENT

Notice posted on the 8th day of June, 2022, 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

The City of 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 EDC meetings are available for copies beginning on the Thursday after each meeting.



**MINUTES 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

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

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.

Finance Director Krystal Crump (Foght) presented the proposed EDC FY 2021-2022 Budget to members.

Chairman Mayor White opened the Public Hearing at 6:03 p.m. Hearing no speakers, Chairman Mayor White closed the Public Hearing at 6:04 p.m.

Director Eddie Delgado questioned the amount proposed under legal noting the line item has not historically reached the amount. Staff explained the amount remains in the line item due to the contract, noting staff works diligently to prevent excessive use of legal services in order to keep the costs at minimum but keep the amount in the line item as it is the agreed upon amount.

Director Vicki Harpe made a motion to approve the Fiscal Year 2021-2022 proposed budget as presented. Director Eddie Delgado seconded the motion which carried unanimously.

EXECUTIVE SESSION

Chairman Mayor White announced EDC Board of Directors will convene in Executive Session at 6:10 p.m. after first reading the following statement:

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.

Mayor White announced the EDC Board of Directors are reconvened at 6:25 p.m.

Director Steve Groomer made a motion to authorize the City Manager to negotiate, finalize, and execute the contract for the sale of the property. Director Vicki Harpe seconded the motion which carried unanimously.

ADJOURNMENT

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

Approved this 7th day of June, 2022

Mayor Ronald A. White,
EDC Chairman

ATTEST:

Amy Arnold, TRMC, CMC
City Secretary



To: Economic Development Corporation Board of Directors
From: Amy Arnold, TRMC, CMC
City Secretary
Date: June 13, 2022

On July 6, 2021, the White Settlement EDC approved the sale of 730 S. Cherry Lane, authorizing the City Manager to negotiate, finalize and execute the contract.

On February 25, 2022, the final executed contract was submitted to the title company by the City Secretary. To date, the document has not been returned for permanent filing.

During the time of final execution and the title company signing, a reorganization by the buyer resulted in a name change. This change needs to be on record as approved by the EDC Directors for finalizing the sale of the property.

Due to the name change, an extension to the closing date is also being requested in order to allow for updates to closing documents.

A resolution approving the sale of the referenced property will be presented to the City Council after presentation to the EDC. Upon approval, staff will process the required documents for execution and closing.

Staff recommends approval.



COMMERCIAL CONTRACT AMENDMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2018

AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

730 S. Cherry Lane, White Settlement, 76108

Effective May 20, 2022, Seller and Buyer amend the contract as follows: *(Check all applicable boxes.)*

- ☐ A. Sales Price: The sales price in Paragraph 3 of the contract is changed to:
- Cash portion payable by Buyer at closing. \$ _____
- Sum of all financing described in the contract. \$ _____
- Sales price (sum of cash portion and sum of all financing) \$ _____
- ☐ B. Property Description: The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit _____ or as follows:

- ☐ C. Repairs: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

(TXR-1932) 4-1-18

Initialed for Identification by Seller _____, _____ and Buyer GB, _____

DS
GB

Page 1 of 2

Amendment to Commercial Contract concerning 730 S. Cherry Lane, White Settlement, 76108

- ☐ D. Extension of Feasibility Period: For nominal consideration, the receipt of which Seller acknowledges, and the consideration described under (1) or (2) below, if any, Buyer's right to terminate under Paragraph 7B of the contract is extended until 11:59 p.m. on _____.
- ☐ (1) The independent consideration for Buyer's right to terminate that will be deducted from the earnest money if Buyer terminates the contract under Paragraph 7B(1) is increased to a total amount of \$ _____. *(Insert an amount greater than the amount in Paragraph 7B(1) of the contract.)*
- ☐ (2) Buyer has paid Seller additional consideration of \$ _____ for the extension. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☒ E. Closing: The closing date in Paragraph 10A of the contract is changed to June 17, 2022.
- ☐ F. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ G. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ H. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
- ☒ I. Other Modifications:
-Buyer's name on contract is changed from Glen Burda to GRB Development, LLC

Seller: The Economic Development Corporation

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

Buyer: GRB Development, LLC

DocuSigned by:

 By: _____
B0C3DD6EC464FA...

By (signature): _____
 Printed Name: _____
 Title: _____

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

RESOLUTION NO. 2022-06-001-01-EDC

A RESOLUTION APPROVING THE SALE OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 12 AND A PART OF LOT “A”, BLOCK 20, MCDONNELL ADDITION, WHITE SETTLEMENT, TARRANT COUNTY, TEXAS; MORE COMMONLY KNOWN AS 730 S. CHERRY LANE, WHITE SETTLEMENT, TEXAS.

WHEREAS, the White Settlement Economic Development Corporation (“WSEDC”) is the owner of an approximate 3.09-acre tract of real property described as Lot 12 and a part of Lot “A”, Block 20, McDonnell Addition, White Settlement, Tarrant County, Texas, more commonly known as 730 S. Cherry Lane, White Settlement, Texas (“Property”); and

WHEREAS, the Board of Directors of the WSEDC has determined that the project (as that term is defined in Title 12, Subtitle C1 of the Texas Local Government Code) for which the Property was required is no longer viable and desires to sell the Property for fair market value; and

WHEREAS, the Board of Directors finds that the sale of the Property will benefit the proper and orderly growth of the City of White Settlement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WHITE SETTLEMENT ECONOMIC DEVELOPMENT CORPORATION, THAT:

SECTION 1

The sale and conveyance of the Property to GRB Development, LLC, or its assigns, is approved in the amount of \$400,000.

SECTION 2

The President of the WSEDC is authorized to execute all documents in order to complete the conveyance of the Property, including, but not limited to: (i) the contract of sale; (ii) a deed conveying the Property; and (iii) any documents reasonably requested by the title company.

PASSED AND APPROVED on this the 7th day of June, 2022.

Approved:

Jeffrey J. James
President

Attest:

Amy Arnold, TRMC, CMC
City Secretary