

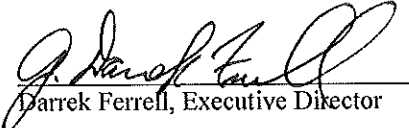
**MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION  
QUARTERLY BOARD MEETING  
AGENDA**

**January 12, 2016**

The Mount Vernon Economic Development Corporation will conduct a quarterly board meeting on Tuesday, January 12, 2016 at 5:30 p.m. at City Hall at 109 N. Kaufman St., Mount Vernon, TX. Members of the Mount Vernon City Council and Mount Vernon Main Street Alliance may also be in attendance at the meeting.

The purpose of the meeting is as follows:

- I. CALL TO ORDER
- II. PUBLIC COMMENT
- III. CONSENT AGENDA
  - A. Minutes November 10, 2015
  - B. Financials October 1, 2015 – December 31, 2015
- IV. PUBLIC HEARINGS
  - A. Public Hearing on Business Recruitment Incentives to be Provided to Steven Habibelahian (Project Red Sauce)
  - B. Public Hearing on Business Retention Incentives to be Provided to Franklin County Family Health Clinic
- V. DISCUSSION ITEMS
  - A. Receive Presentation on Business Park Site Investigation Report
  - B. Presentation on Courthouse Square Initiative and future downtown development strategies
- VI. ACTION ITEMS FOR CONSIDERATION
  - A. Consider/Discuss/Act on Recommendations on the Business Park from Adams Engineering
  - B. Consider/Discuss/Act on Amending the EDC Bylaws
  - C. Consider/Discuss/Act on Recommendation for New Member Appointments/Reappointments
  - D. Consider/Discuss/Act on Approving Business Recruitment Incentives to be Provided to Steven Habibelahian (Project Red Sauce)
  - E. Consider/Discuss/Act on Approving Business Retention Incentives to be Provided to Franklin County Family Health Clinic
- VII. EXECUTIVE DIRECTOR'S REPORT
  - A. None
- VIII. EXECUTIVE SESSION
  - A. Deliberation Regarding Economic Development Matters
    - Project Royal Cowboy
    - Project Uva
    - Project Red Sauce

  
Darrek Ferrell, Executive Director

*Handicapped persons desiring to attend the meeting and without transportation may contact City Hall at 903.537.2252 for assistance.*

*Posted 5 P.M. Friday, January 8, 2016*

The Mount Vernon Economic Development Corporation Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and / or deliberate regarding economic development negotiations. However, no action will be taken during the Executive Session because none is permitted by law. The Economic Development Corporation may reconvene into Open Session and discuss and/or take any action on any matter discussed in closed session.

# Consent Agenda

# Minutes

**MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION**  
**QUARTERLY BOARD MEETING**  
**November 10, 2015**

The Mount Vernon Economic Development Corporation met for a regularly scheduled, quarterly board meeting on Tuesday, November 10, 2015 at 5:30 PM in City Hall.

Present: David Weidman, Chair  
Kenneth Shelton  
Josh Jordan  
Shane Roethle  
Darrek Ferrell

Visitors: Margaret Sears, Sandra Dunn, and Bob McFarland

Absent: Brad Hyman and Paul Lovier

Board Chair Weidman called the meeting to order at 5:30 PM and opened the floor for public comment. No public comment was given.

Kenneth Shelton made a motion to approve the consent agenda, and Josh Jordan seconded the motion. The Board voted to approve and adopt all items on the consent agenda as follows:

- A. Minutes July 14, 2015
- B. Minutes August 11, 2015
- C. Financials July 1, 2015 – September 30, 2015

Darrek Ferrell gave an update on the progress of the Site Investigation Report being completed by Adams Engineering for the Business Park Project. A report from Adams Engineering is expected at the next quarterly meeting in January.

The Board heard from Dr. Jean Latortue about planned expansion at the Franklin County Family Health Clinic as well as efforts to maintain the facility after the closing of the East Texas Medical Center. The Board reached a consensus to have the Executive Director work with Dr. Latortue to structure an incentive package.

Darrek Ferrell provided a demonstration of ArcGIS Online and Business Analyst Online, two subscription-based tools provided by Esri, Inc. The Board reached a consensus to direct the Executive Director to purchase and utilize a subscription to benefit the economic development efforts in Mount Vernon.

The Board considered the adopting a recommendation for the appointment of a new member following the resignation of Sherry Harvey. After receiving a report from the Executive Director that only one of the eligible candidates recommended at the previous meeting was available to serve, the Board elected to take no action on this recommendation. Instead, the Board reached a consensus to direct the Executive Director to consult with the City Council about the potential of amending the existing bylaws to allow for greater flexibility within the pool of eligible candidates. The Board also indicated that this

was in no way a rejection of the one available and eligible candidate but an effort to provide greater flexibility for all current and future appointments.

In the Executive Director's Report, Darrek Ferrell discussed his attendance at the Texas Economic Development Council's Annual Conference in October.

The Board recessed into Executive Session at 6:20 PM for deliberation regarding economic development matters as follows:

- A. Project Royal Cowboy
- B. Project Uva
- C. Project Red Sauce

The Board recessed to the open session at 7:00 PM. No action was taken out of Executive Session discussions.

The Board unanimously approved the motion by Kenneth Shelton, seconded by Josh Jordan, to adjourn at 7:01 PM.

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David Weidman  
Board Chair

ATTEST:

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Darrek Ferrell  
Executive Director

# Financials

CITY OF MOUNT VERNON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2015

05 -EDC  
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
ALL REVENUE	245,710	18,801.99	61,312.47	0.00	184,397.53	24.95
TOTAL REVENUES	245,710	18,801.99	61,312.47	0.00	184,397.53	24.95
EXPENDITURE SUMMARY						
300 EDC	235,670	70,460.85	75,272.23	0.00	160,397.77	31.94
TOTAL EXPENDITURES	235,670	70,460.85	75,272.23	0.00	160,397.77	31.94
REVENUE OVER/ (UNDER) EXPENDITURES	10,040 (	51,658.86) (	13,959.76)	0.00	23,999.76	139.04-



CITY OF MOUNT VERNON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2015

05 -EDC  
 FINANCIAL SUMMARY

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4001 EDC TAX REV.	236,710	17,631.45	57,835.23	0.00	178,874.77	24.43
4018 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022 INTEREST	9,000	1,170.54	3,477.24	0.00	5,522.76	38.64
TOTAL REVENUE	245,710	18,801.99	61,312.47	0.00	184,397.53	24.95

CITY OF MOUNT VERNON  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2015

05 -EDC  
 DEPARTMENT -M300 EDC  
 DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES	55,000	55,000.00	55,000.00	0.00	0.00	100.00
5300.002 COMPUTER MAINTENANCE	500	0.00	0.00	0.00	500.00	0.00
5300.003 PROMOTIONAL	3,000	68.51	472.03	0.00	2,527.97	15.73
5300.004 POSTAGE	250	0.00	0.00	0.00	250.00	0.00
5300.005 AUDIT EXPENSE	675	0.00	0.00	0.00	675.00	0.00
5300.007 LEG. OUTREACH	1,500	0.00	0.00	0.00	1,500.00	0.00
5300.009 PUBLICATIONS	0	0.00	0.00	0.00	0.00	0.00
5300.010 ATTORNEY FEES	6,000	0.00	0.00	0.00	6,000.00	0.00
5300.011 WEBSITE	4,000	0.00	0.00	0.00	4,000.00	0.00
5300.014 DISCRETIONARY FUNDS	1,500	0.00	0.00	0.00	1,500.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	800	0.00	45.00	0.00	755.00	5.63
5300.020 SPECIAL PROJ-OTHER(RETAIL+EBSA	0	1,819.34	5,841.46	0.00 (	5,841.46)	0.00
5300.021 EXISTING BUS. STRUCTURE	30,000	0.00	0.00	0.00	30,000.00	0.00
5300.022 SPECIAL PROJECT	55,000	0.00	0.00	0.00	55,000.00	0.00
5300.023 MAIN STREET ONGOING	5,000	0.00	0.00	0.00	5,000.00	0.00
5300.024 BUSINESS RETENTION	20,000	0.00	0.00	0.00	20,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	0	0.00	0.00	0.00	0.00	0.00
5300.026 BUSINESS RECRUITMENT	28,000	0.00	0.00	0.00	28,000.00	0.00
5300.027 DUES	2,000	500.00	500.00	0.00	1,500.00	25.00
5300.028 BUS ANALYTICS	5,000	3,128.00	3,128.00	0.00	1,872.00	62.56
5300.029 SPECIAL PROJECTS-SIDEWALKS	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	3,410	3,410.00	3,410.00	0.00	0.00	100.00
5300.033 MEDICARE	798	798.00	798.00	0.00	0.00	100.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	5,737	5,737.00	5,737.00	0.00	0.00	100.00
5300.037 TELEPHONE	900	0.00	340.74	0.00	559.26	37.86
5300.042 SCHOOL/TRAINING/TRAVEL	5,000	0.00	0.00	0.00	5,000.00	0.00
5300.044 SUPPLIES	1,600	0.00	0.00	0.00	1,600.00	0.00
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL 300 EDC</b>	<b>235,670</b>	<b>70,460.85</b>	<b>75,272.23</b>	<b>0.00</b>	<b>160,397.77</b>	<b>31.94</b>
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\*\*\* END OF REPORT \*\*\*