



AGENDA

PANTEGO ECONOMIC DEVELOPMENT CORPORATION

February 24, 2016

TOWN COUNCIL CHAMBER
1614 S. BOWEN ROAD
REGULAR SESSION 7:00 P.M.

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

INVOCATION: Robert Jordan

PLEDGE OF ALLEGIANCE

PRESIDENT'S WELCOMING COMMENTS

PEDC MEMBER REPORTS/COMMENTS OF COMMUNITY INTEREST

REGULAR BUSINESS

1. Executive Director Report
2. Approval of PEDC Minutes
 - February 10, 2016

CITIZENS OPEN FORUM

This is a time for the public to address the PEDC on any subject not on this agenda. However, in accordance with the Open Meetings Act Section 551.042, the PEDC cannot discuss issues raised or make any decisions on that subject at this time. The PEDC or an appropriate Town official may make a statement of factual information or policy on the subject in response to an inquiry by a member of the public. Issues raised may be referred to Town Staff for research and possible future action.

DISCUSSION, REVIEW AND CONSIDER ANY ACTION AND/OR DIRECT STAFF ON THE FOLLOWING ITEMS OF BUSINESS:

3. Discuss, direct, and consider action on the outstanding incentive loans.
4. Discuss, direct, and consider action on PantegoFest 2016.

PEDC MEMBER INQUIRY

If a member of the PEDC makes a spontaneous inquiry about a subject not on this agenda, then the PEDC or an appropriate Town official may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the PEDC cannot discuss issues raised or make any decisions on that subject at this time. Issues raised may be referred to Town Staff for research and possible future action.

ADJOURNMENT

CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Sunday, February 21, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.


Julie Arrington, City Secretary

Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in Town functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time by calling the City Secretary's Office at (817) 548-5852

Complete PEDC Agenda and background information are available for review at the City Secretary's Office and on the Town's website: www.townofpantego.com



**NOTICE
of
POTENTIAL QUORUM**

NOTICE IS HEREBY GIVEN THAT A POTENTIAL QUORUM OF THE TOWN COUNCIL OF THE TOWN OF PANTEGO MAY BE PRESENT DURING THE REGULAR MEETING OF THE PANTEGO ECONOMIC DEVELOPMENT CORPORATION.

February 24, 2016

**TOWN COUNCIL CHAMBER
1614 SOUTH BOWEN ROAD
PANTEGO, TEXAS**

BEGINNING AT 7:00 P.M.

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Sunday, February 21, 2016 and remained so posted at least 72 hours before said meeting convened.


Julie Arrington, City Secretary





Executive Director's Report

To: PEDC Board of Directors
From: Matt Fielder, Executive Director
Date: February 24, 2016

Mini-warehouse

The Planning & Zoning Commission and Council approved the zoning change from a C-2 district to a C-3 district for the property behind Southern Flair Photography for the purpose to develop a mini-warehouse storage facility. The development will also include the property behind the Village Shopping Center. It will also potentially include the property behind Braums, pending an option on the property and Council/P&Z approval. The Zoning Board of Appeals approved a variance to the height restriction allowing the facility to build a 26 foot building for visibility from the road and to allow an apartment to be built above the office. The current Codes require 24-hour management.

Business Updates

NAPA Autoparts on Pioneer Parkway appears to have closed. The Pecan Park Shopping Center has leased space to several businesses, including a gym and a financial services business.

Credit Access Businesses

Council approved an ordinance regulating credit access businesses. These are better known as payday lenders or auto title lenders. Arlington had previously adopted the same ordinance, and Council was concerned that they would seek to locate in Pantego in order to access the same market. The Planning and Zoning Commission will consider an ordinance in March that would require a 1,000' separation between these types of businesses. Council consideration will follow.



PANTEGO ECONOMIC DEVELOPMENT CORPORATION

To: President Danny Lakey and PEDC Board Members

From: Julie Arrington, City Secretary

Date: 2/24/16

Re: Approval of PEDC Minutes

Attachments: 2/10/16 PEDC Minutes

Pantego Economic Development Corporation
February 10, 2016

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Pantego Economic Development Corporation of the Town of Pantego, Texas, met in regular session at 7:00 p.m. in the Council Chamber, 1614 South Bowen Road, Pantego, on the 10th day of February 2016 with the following members present:

Danny Lakey	President
Don Surratt	Vice President
Fred Adair	Secretary
Arsalan Gittiban	Treasurer
Gloria Van Zandt	Director
Stephanie Springer	Director
Robert Jordan	Director

Members Absent:

None

Constituting a quorum. Staff present was:

Matt Fielder	Executive Director
Julie Arrington	City Secretary
Dennis Jobe	Community Development Director
Scott Williams	Public Works Director

Also in attendance:

Pam Mundo	Mundo and Associates
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REGULAR SESSION 7:00 P.M.
CALL TO ORDER AND GENERAL COMMENTS

President Danny Lakey called the meeting to order at 7:01 p.m.

INVOCATION

Secretary Adair led the invocation which was followed by the Pledge of Allegiance.

PRESIDENT'S COMMENTS

None.

PEDC MEMBER REPORTS/COMMENTS OF COMMUNITY INTEREST

None.

REGULAR BUSINESS

1. Executive Director Report

Mr. Fielder informed the Board of the following items:

A developer has purchased the property behind the Village Shopping Center and Southern Flair with plans to develop a mini-warehouse. The Planning & Zoning Commission and Council approved the zoning change behind Southern Flair. The next step is to acquire the property behind Braum's.

Pantego Economic Development Corporation
February 10, 2016

Mercantile Bank has submitted a re-plat for Westbury Square for a drive thru banking facility. They have flipped the original plans placing the parking lot next to the creek.

First Dixie Café has closed.

2. Approval of PEDC Minutes

• **January 27, 2016**

Secretary Adair made a motion to approve the January 27, 2016 minutes as submitted. Treasurer Gittiban seconded the motion.

The Vote was as follows:

Ayes: Surratt, Adair, Jordan, Lakey, Springer, Van Zandt, and Gittiban.

Nays: None.

Abstentions: None.

President Lakey declared the motion passed unanimously.

3. Summary of Revenues and Expenditures

• **February 10, 2016**

Vice President Surratt made a motion to approve the PEDC Expenditures as submitted. Director Springer seconded the motion.

The Vote was as follows:

Ayes: Surratt, Adair, Jordan, Lakey, Springer, Van Zandt, and Gittiban.

Nays: None.

Abstentions: None.

President Lakey declared the motion passed unanimously.

CITIZENS OPEN FORUM

None.

PEDC MEMBER INQUIRY

None.

ADJOURNMENT

President Lakey adjourned the regular session at 7:07 p.m.

APPROVED:

Danny Lakey, President

ATTEST:

Fred Adair, Secretary



PANTEGO ECONOMIC DEVELOPMENT CORPORATION

To: President Danny Lakey and PEDC Board Members
From: Matt Fielder, City Manager
Date: 2/24/16
Re: Discuss, direct, and consider action on an update on PEDC Loans.

The purpose of this item is to review the status of the PEDC loans.

Attachments: PEDC Loan Report is located in Dropbox.

LOAN AGREEMENT RECEIVABLE DETAIL
FOR FISCAL YEAR 2015-2016

	<u>DR. JECKYLL</u>	<u>IT'S ALL GOOD</u>	<u>CROSS FIT #1</u>	<u>11/1/2014 CROSS FIT #2</u>	<u>11/1/2014 BOUTIQUE U</u>	<u>3/1/2015 VIP GROOMING</u>	<u>12/1/2015 MAD MIKE'S ICE CREAM</u>
Loan Payable including interest	\$ 20,827.32	\$ 16,314.40	\$ 7,146.76	\$ 37,185.67	\$ 8,898.85	\$ 17,797.70	\$ 15,703.85
COLLECTED IN FY 2013	433.90	4,828.60	-	-	-	-	-
COLLECTED IN FY 2014	3,930.15	4,466.70	2,680.04	-	-	-	-
COLLECTED IN FY 2015	4,167.14	5,742.90	2,977.82	6,972.30	500.00	2,000.00	4,362.20
Outstanding at 9/30/2015	<u>\$ 12,296.13</u>	<u>\$ 1,276.20</u>	<u>\$ 1,488.90</u>	<u>\$ 30,213.37</u>	<u>\$ 8,398.85</u>	<u>\$ 15,797.70</u>	<u>\$ 11,341.65</u>
COLLECTED:							
OCT	50.00	638.10	297.78	774.70	300.00	750.00	436.22
NOV	-	-	297.78	774.70	-	750.00	436.22
DEC	100.00	638.10	595.56	1,549.40	-	550.00	436.22
JAN	-	-	297.78	774.70	-	-	436.22
FEB	-	-	-	774.70	-	-	436.22
MAR	-	-	-	-	-	-	-
APR	-	-	-	-	-	-	-
MAY	-	-	-	-	-	-	-
JUN	-	-	-	-	-	-	-
JUL	-	-	-	-	-	-	-
AUG	-	-	-	-	-	-	-
SEP	-	-	-	-	-	-	-
Total Collected in FY 2016	<u>\$ 150.00</u>	<u>\$ 1,276.20</u>	<u>\$ 1,488.90</u>	<u>\$ 4,648.20</u>	<u>\$ 300.00</u>	<u>\$ 2,050.00</u>	<u>\$ 2,181.10</u>
TOTAL OUTSTANDING	<u>\$ 12,146.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,565.17</u>	<u>\$ 8,098.85</u>	<u>\$ 13,747.70</u>	<u>\$ 9,160.55</u>
PAST DUE AS OF 2/08/2016	\$ 4,342.10	\$ -	\$ -	\$ 774.70	\$ 2,907.85	\$ 1,388.13	\$ -
Monthly payment	\$ 433.90	\$ -	\$ -	\$ 774.70	\$ 247.19	\$ 494.38	\$ 436.22



PANTEGO ECONOMIC DEVELOPMENT CORPORATION

To: President Danny Lakey and PEDC Board Members
From: Matt Fielder, City Manager
Date: 2/24/16
Re: Discuss, direct, and consider action on PantegoFest 2016

This is a follow up from the joint session with Council regarding PantegoFest 2016. The Board will discuss with the City Manager their ideas and any follow up information from the Town Council meeting held on February 22nd.

Attachments: N/A