

NORTHLAKE, TEXAS
COMMUNITY DEVELOPMENT CORPORATION



NORTHLAKE COMMUNITY DEVELOPMENT CORPORATION (CDC)
MEETING MINUTES BOARD OF DIRECTORS
THURSDAY, DECEMBER 17, 2020
1500 COMMONS CIRCLE, SUITE 300 – CHAMBER ROOM - NORTHLAKE, TEXAS 76226

1. Board President Andy Gibson called the meeting to order at 5:32 pm, quorum present

Directors present: Andy Gibson, Tom Dudark, Todd DiPietro, Laura McGregor, Leslie Miley, Andrea Richardson and Michele Newby by teleconference

Staff present: Drew Corn, Town Administrator, Nathan Reddin, Development Director, John Zagurski, Finance Director; and Shirley Rogers, Town Secretary
Mayor David Rettig

2. Briefing Items

- A. ESD Board President Laura Montini updated the board on Retail Recruitment Strategy "Wish List" Homework received from 10 board members and would like to hear from everyone. Will compile the list and send out

4. Regular Items (Board President Gibson moved this Item)

- A. Pioneer Grant Program incentive and performance agreement for the development of a PostNet Shipping & Printing Center to be located in the Northlake Commons retail center on FM 407

Nathan Reddin briefed the board on a request by Bright & Cheerful Investing, Inc for a Grant incentive

Gary Good, President & CEO, gave a short presentation on his company and answered questions from the board

Board President Gibson opened the public hearing at 5:59 pm

No one came forward for or against the proposed incentive

Board President Gibson closed the public hearing at 6:00 pm

3. Executive Session

Director DiPietro made the motion to convene into closed session at 6:00 pm on the items listed below under Texas Government Code Section 551.087 Economic development negotiations for the following listed below: 2nd by Director Dudark

Vote: motion passed

For: DiPietro, Dudark, Gibson, Miley, Newby, Richardson

Against: McGregor

- A. Economic development negotiations for potential business relocation and expansion for:

- i. Project Nucleus

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- B. Economic development negotiations for Pioneer Grant incentive for:
i. PostNet Shipping & Printing Center

Director Dudark made the motion to reconvene into open session at 6:13 pm. 2nd by Director DiPietro

Vote: motion passed unanimous

After returning from executive session, it was announced Andrea Richardson left the meeting at approx. 6:14 pm

4. Regular Items

- A. Board President Gibson made the motion to approve the Pioneer Grant Program incentive and performance agreement for the development of a PostNet Shipping & Printing Center to be located in the Northlake Commons retail center on FM 407 in the amount of \$25,000 to be split with the Northlake Economic Development Corporation at \$12,500 each. 2nd by Director DiPietro
Vote: motion passed
For: Gibson, DiPietro, Newby, Dudark, Miley
Against: McGregor

2. Briefing continued

- B. Drew Corn briefed the board on legal requirements for local option election for alcohol sales to the location of the Bella Italia set to open in February was in a dry area of Northlake and to allow for alcohol sales, would require a local option election and would help other restaurants interested in opening in Northlake Commons and expecting alcohol sales
- C. Nathan Reddin briefed the effect of BurgerIM rebranding on Pioneer Grant. BurgerIM's rebranding to Burgers & Curries does not affect their Pioneer Grant as the performance agreement only called for maintenance of jobs and capital expenditure targets which have been met and did not call for maintenance of a particular brand.

5. Board President Gibson made the motion to adjourn the meeting at 6:43 pm. 2nd by Director DiPietro
Vote: motion pass unanimous

Passed and approved by the Board of Directors on the 20th day of May 2021.

Northlake Community Development Corporation



Andy Gibson, Board President

Attest:



Board Secretary

