

NORTHLAKE, TEXAS
COMMUNITY DEVELOPMENT CORPORATION



NORTHLAKE COMMUNITY DEVELOPMENT CORPORATION (CDC)
MEETING MINUTES OF THE BOARD OF DIRECTORS
THURSDAY, AUGUST 19, 2021
1500 COMMONS CIRCLE, SUITE 300 – CONFERENCE ROOM - NORTHLAKE, TEXAS 76226

1. Board President Andy Gibson called the meeting to order at 6:00 pm, quorum present

Andy Gibson	Tom Dudark
Amy Godwin	Lesley Miley
Gabe Rios (phone)	Traci Honeycutt
Kyla Oberg	

2. Briefing/Workshop Items

- A. Development Director, Nathan Reddin provided a development activity update (new businesses, prospective businesses, proposed developments, Catherine Branch projects, Chadwick Farms, Northport, Texas Speedway Centre/Speedway Business Park, Harvest, Northlake Commons, Canyon Falls, The Ridge & Pecan Square)
- B. Mr. Reddin provided a schedule of upcoming meetings and events
- C. EDC Chair Montini provided an update on Retail Recruitment Strategy
- D. Mr. Reddin provided an update on Northlake entry signage

3. Consent Items

Motion was made by Director Godwin and second by Director Honeycutt to approve the meeting minutes of May 20, 2021, and the meeting minutes of July 29, 2021. Motion passed 7-0.

4. Regular Items

- A. Recommendation on fiscal year 2022 budget
Finance Director Zagurski provided an update on the Economic Development Corporations budget.

Motion was made by Director Dudark and second by Director Oberg to recommended that the CDC budget be adopted by the Town Council as presented.

- B. Public hearing and consideration of a Pioneer Grant Program incentive and performance agreement for the development of Tea Xetera, A tea and gourmet foods establishment to be located in the Northlake Commons retail center on FM 407

Mr. Reddin provided an overview of the Tea Xetera request.

Motion was made by Director Godwin and second by Director Miley to postpone this item to a special called meeting of the Community Development Corporation. Motion passed 7-0.

- C. Consideration of an amendment to the Development Agreement between the Town of Northlake, Texas, Northlake Economic Development Corporation, Northlake Community Development

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Corporation and Richard Foster, Karen Elaine Lewis, Shannon N. Gierisch and Rachel P. Weis for a commercial development to be located on approx. 124 acres of land in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, in the extraterritorial jurisdiction of the Town of Northlake

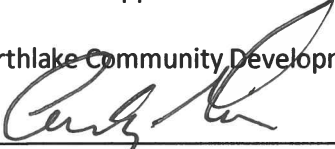
- D. At this time Board President Gibson convened the board into closed session at 6:28 pm as authorized under Texas Government Code Section 551.087 Economic Development Negotiations – the Development Agreement between the Town of Northlake, Texas, Northlake Economic Development Corporation, Northlake Community Development Corporation and Richard Foster, Karen Elaine Lewis, Shannon N. Gierisch and Rachel P. Weis for a commercial development to be located on approx. 124 acres of land in the H. Anderson Survey, Abstract No. 25 and the A. Gawltney Survey, Abstract No. 500, in the extraterritorial jurisdiction of the Town of Northlake

Board President Gibson reconvened the board into open session at 6:45 pm.

No action was taken as a result of the closed session.

Passed and approved on this the 18th day of November, 2021.

Northlake Community Development Corporation



Andy Gibson, Board President

Attest:



Lesley Miley, Board Secretary