

NORTHLAKE, TEXAS
ECONOMIC DEVELOPMENT CORPORATION
COMMUNITY DEVELOPMENT CORPORATION



MEETING MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION (EDC) AND NORTHLAKE
COMMUNITY DEVELOPMENT CORPORATION (CDC)
THURSDAY, SEPTEMBER 16, 2021

JOINT SPECIAL MEETING - 5:30 PM
1500 COMMONS CIRCLE, SUITE 300 – CHAMBER ROOM - NORTHLAKE, TEXAS 76226

1. Call to Order

Laura Montini, President, Northlake Economic Development Corporation (EDC) called the Economic Development Corporation Board meeting to order at 5:30 p.m. with a quorum present:

Laura Montini
Marie Amarante
Brant Deranger - absent
Sonya Wooley

Hillary Simpson
Matthew Garret
Ian Waya

Andy Gibson, President, Northlake Community Development Corporation (CDC), called the Community Development Corporation Board to order at 5:30 p.m. with a quorum present:

Andy Gibson
Amy Godwin
Gabe Rios - absent
Kyla Oberg

Tom Dudark
Lesley Miley
Traci Honeycutt

3. Regular Items

- a. 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

Community Development Corporation member Amy Godwin recused herself from this item. She filed a conflict of interest affidavit which is on file in the Town Secretary's office.

Al Godwin, co-owner of Tea Xetera gave a presentation on the application and answered questions.

The Economic Development and Community Development Boards opened a public hearing on the 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

There were no speakers, and the public hearing was closed.

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Motion was made by Director Waya and second by Director Wooley to approve the Pioneer Grant program incentive and performance agreement in the amount of \$25,000 with the EDC funding 50% or \$12,500. Motion passed 6-0. (Deranger absent)

Motion was made by Director Dudark and second by Director Oberg to approve the Pioneer Grant program incentive and performance agreement in the amount of \$25,000 with the CDC funding 50% or \$12,500. Motion passed 5-0. (Rios absent, Godwin recused)

At this time both boards adjourned into Executive Session under Section 551.087 for discussion regarding a supplement to 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, and authorize the Town Manager to negotiate and execute any such supplement at a not to exceed cost of \$500,000.00 for each Board.

The Boards reconvened into Regular Session.

- b. Consideration of a supplement to 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, and authorize the Town Manager to negotiate and execute any such supplement at a not to exceed cost of \$500,000.00 for each Board

Motion was made by Director Amarante and second by Director Waya to approve the supplement to 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, and authorize the Town Manager to negotiate and execute any such supplement at a not to exceed cost of \$500,000.00 for each Board. Motion passed 6-0 (Deranger absent)

Motion was made by Director Gibson and second by Director Honeycutt to approve the supplement to 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, and authorize the Town Manager to negotiate and execute any such supplement at a not to exceed cost of \$500,000.00 for each Board. Motion passed 6-0 (Rios absent)

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2. Briefing/Workshop Items

a. Final review and discussion on Retail Recruitment Strategy

The boards reviewed the Retail Recruitment Strategy document. Final comments to be submitted to staff.

3. Adjournment

The meeting was adjourned by unanimous consent of both boards.

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

Northlake Economic Development Corporation

Laura Montini, Board President

DocuSigned by:

Ian Waya, Board Secretary

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

Northlake Community Development Corporation

Andy Gibson, Board President

Attest:

Lesley Miley, Board Secretary