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NORTHLAKE, TEXAS
COMMUNITY DEVELOPMENT CORPORATION

MINUTES OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 17, 2022, AT 6:00 P.M.
1500 COMMONS CIRCLE, SUITE 300 – CHAMBER ROOM - NORTHLAKE, TEXAS 76226

1. Call to Order

Board President Andy Gibson called the meeting to order at 6:00 p.m., with the following quorum present:

Andy Gibson	Tom Dudark - Absent with Notice
Amy Godwin	Lesley Miley
Gabe Rios	Traci Honeycutt
Kyla Oberg	

2. Briefing/Workshop Items

A. Retail Recruitment Strategy update
B. 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).
C. Upcoming meetings and events
D. Quarterly Financial Report

The items were presented by Nathan Reddin, Director of Development Services, and commentary followed.

3. Public Hearings

A. Pioneer Grant Program incentive and performance agreement for the development of S.A.S. Boutique, a women's clothing boutique to be located in the Northlake Commons retail center on FM 407.

The public hearing was opened at 6:16 p.m. and the applicant presented the item. Following commentary, and with no other speakers coming forward, the public hearing was closed at 6:27 p.m.

B. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

The public hearing was opened at 6:27 p.m. and Nathan Reddin, Development Services Director, presented the item. Following commentary, and with no other speakers coming forward, the public hearing was closed at 6:29 p.m.

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4. Regular Items

A. Meeting Minutes for November 18, 2021

President Gibson moved to approve the item as presented. Motion seconded by Director Miley. Motion carried unanimously.

5. Executive Session

The Community Development Corporation convened into an Executive Session at 6:34 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

- **Section 551.087 Economic Development Negotiations**
  A. Pioneer Grant Program incentive and performance agreement for the development of S.A.S. Boutique, a women's clothing boutique to be located in the Northlake Commons retail center on FM 407.
  B. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

6. Reconvene into Open Session

President Gibson reconvened the meeting at 6:44 p.m., to address any action regarding the items deliberated during Executive Session. The following was addressed:

A. Pioneer Grant Program incentive and performance agreement for the development of S.A.S. Boutique, a women's clothing boutique to be located in the Northlake Commons retail center on FM 407.

Director Oberg moved to approve a Pioneer Grant Incentive in the amount of $10,000. Motion seconded by Director Miley. Motion carried unanimously.

B. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

Director Miley moved to approve a 380 Agreement Incentive in the amount of $125,000. Motion seconded by Director Godwin. Motion carried unanimously.

7. Adjourn

With no further business, President Gibson adjourned the meeting at 6:53 p.m.

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COMMUNITY DEVELOPMENT CORPORATION

Northlake Community Development Corporation

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Andy Gibson, Board President

Attest:

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Lesley Miley, Board Secretary

MINUTES APPROVED ON: May 26, 2022