



NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION (EDC)

MEETING MINUTES OF THE BOARD OF DIRECTORS

THURSDAY, DECEMBER 17, 2020

1500 COMMONS CIRCLE, SUITE 300 – CHAMBER ROOM - NORTHLAKE, TEXAS 76226

1. Board President Laura Montini called the meeting to order at 4:30 pm, quorum present

Directors present: Laura Montini, Hillary Simpson, Resa Amarante, Bill Moore, Linda King, Matthew Garrett (via teleconference)

Director absent: Brant Deranger

Staff present: Drew Corn, Town Administrator, Nathan Reddin, Development Director, Tara Barton, Marketing and Communications Coordinator; John Thomson, Management Analyst; John Zagurski, Finance Director; Shirley Rogers, Town Secretary; Mayor David Rettig

2. Briefing Items

- A. Board President Montini updated the board on Retail Recruitment Strategy "Wish List"**
Homework- received feedback from ten members and hoped to hear back from everyone then will compiled and send out to all
- B. Drew Corn briefed the board on the legal requirements for local option election for alcohol sales**
due 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 board on 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.

Board President Montini moved Item 4 after Briefing Items and before Executive Session

4. Regular Items

- 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 the application received from Bright & Cheerful Investing Inc

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

Board President Montini opened the public hearing at 5:05 pm

NORTHLAKE, TEXAS
ECONOMIC DEVELOPMENT CORPORATION



Director Moore commented he was in support of the incentive since so many residents are now working from home

Board President Montini closed the public hearing at 5:06 pm

3. Executive Session Items

Director Simpson made the motion to convene the board into closed session at 5:07 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D on the item listed below Section 551.087 Economic Development Negotiations. 2nd by Director King. Motion was unanimous.

- A. Economic development negotiations for potential business relocation and expansion for:
 - i. Project Nucleus
- B. Economic development negotiations for potential business incentive
 - i. PostNet Shipping & Printing Center

By general consent, Board President Montini reconvene into open session at 5:24

4. Regular Item Continued

A. Director King made the motion to approve the Pioneer Grant Program incentive and performance agreement with a brand maintenance requirement 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 between Northlake Community Development at \$12,500 each. 2nd by Director Bill Moore

Vote: motion to approve unanimous

5. Director King made the motion to adjourn the meeting at 5:25 pm. 2nd by Director Moore

Vote: motion to approve unanimous

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

Northlake Economic Development Corporation

Laura Montini, Board President

Attest:

Board Secretary

