

NORTHLAKE, TEXAS
ECONOMIC DEVELOPMENT CORPORATION



NORTHLAKE ECONOMIC DEVELOPMENT CORPORATION (EDC)
MEETING MINUTES OF THE BOARD OF DIRECTORS
THURSDAY, MAY 20, 2021
1500 COMMONS CIRCLE, SUITE 300 – CONFERENCE ROOM - NORTHLAKE, TEXAS 76226

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

Roll Call:

Laura Montini	present	Hillary Simpson	present
Marie Amarante	present	Matthew Garrett	video conference
Brant Deranger	present	Ian Waya	present
Sonya Wooley	present		

Staff present: Drew Corn, Town Manager; Nathan Reddin, Development Director; John Thomson, Management Analyst; Shirley Rogers, Town Secretary

Visitors: Mayor David Rettig, Council Members Rena Hardeman and Bill Moore

2. Briefing/Workshop Items

- A. Board President Montini welcomed all new members and led the introductions of those present
Nathan Reddin did an orientation on the different programs:

- o Billboard program - (background, purpose, rent revenues vs. spending and announcements)
- o Grants Update - (background, Pioneer Grants approved, Job Grants given, construction sales tax reimbursements, and public infrastructure participation)

- B. Drew Corn gave the development activity update on residential activities (Canyon Falls, Chadwick Farms, Creek Meadows West, Harvest, Hawthorne Estates, The Highlands of Northlake, Northport-Jefferson at Northlake MF, Pecan Square, Westview Trails) along with commercial developments – (Canyon Falls, Catherine Branch, Chadwick Farms, Fieldhouse Sports, The Hills of Northlake West, Henry property, Northlake Commons, Northport MF units, Pecan Square pharmacy)

- C. Nathan Reddin listed out all upcoming meetings and events for FY 2021 and 2022 to include quarterly meetings, Alliance Development Forum, Economic Dev. Sales Tax Workshop

- D. Board President Montini updated the board on the Retail Recruitment Strategy plan

- i. Overview – area divided into three specific zones – northern area (FM 407 & 35W), Midtown area (FM 1171 & 35W) and southern area (SH114 & 35W). Types of business and location in each zone, recruitment methods and tools
- ii. Business wish list homework assignment was given to all board members to completed within a 2 week timeframe. Due back to Nathan Reddin or President Montini by June 3rd

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- E. Drew Corn and Nathan Reddin briefed the board on the Fiscal Year 2022 Budget Planning for proposed revenues and expenditures. Will bring back to the board at the August meeting to recommend for council approval.

3. Consent Items

Director Simpson made the motion to approve the Consent Items. 2nd by Director Wooley

Vote: motion passed unanimous

- A. Meeting minutes of November 19, 2020
B. Meeting minutes of December 17, 2020

4. Regular Items

Appointment of Officers

- 1) Director Waya moved to re-appoint Laura Montini as Board President to serve through May 31, 2022. 2nd by Director Simpson
Vote: motion passed unanimous
- 2) Director Wooley moved to appoint herself as Board Vice President to serve through May 31, 2022. 2nd by Director Deranger
Vote: motion passed unanimous
- 3) Director Waya moved to appoint himself as Board Secretary/Treasurer to serve through May 31, 2022. 2nd by Director Wooley
Vote: motion passed unanimous

At this time, Mayor David Rettig asked the board to give him feedback if they were interested in entry features throughout the town. The type of design features they considered a good fit for the community, prioritize location sites and scope of work. Would like staff to receive these by June 3rd.

Executive Session:

Board President Montini convened the board into closed session at 5:22 pm as authorized under Texas Government Code Section 551.087 Economic Development Negotiations – Project Northlake Logistics Crossing/McFarm Property. 2nd by Director Waya. Motion passed unanimous.

Board President Montini reconvened the board into open session at 5:38 pm. 2nd by Director Deranger
Motion passed unanimous. No action was taken as a result of the closed session.

5. Board President Montini adjourned the meeting at 5:38 pm.

Passed and approved by the Board of Directors on this the 19th day of August 2021.

Northlake Economic Development Corporation

Laura Montini, Board President

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Attest:

DocuSigned by:

Ian Waya

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Ian Waya, Board Secretary/Treasurer