

NORTHLAKE, TEXAS
ECONOMIC DEVELOPMENT CORPORATION



MEETING MINUTES OF THE BOARD OF DIRECTORS

THURSDAY, AUGUST 19, 2021 AT 4:30 PM

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

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

Roll Call:

Laura Montini	Hillary Simpson
Marie Amarante	Matthew Garrett
Brant Deranger	Ian Waya - absent
Sonya Wooley	

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. 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 Garrett and second by Director Deranger to approve the meeting minutes of May 20, 2021, and the meeting minutes of July 29, 2021. Motion passed 6-0 (Waya absent)

4. Regular Items

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

The Board, by unanimous consent, recommended that the budge 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.

President Montini opened the public hearing on this item.

There being no one to be heard on this item the public hearing was closed.

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Motion was made by Director Amarante and second by Director Garrett to postpone this item to a special called meeting of the Economic Development Corporation. Motion passed 6-0 (Waya absent)

- C. Consideration of an amendment 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, in the extraterritorial jurisdiction of the Town of Northlake
- D. At this time Board President Montini convened the board into closed session at 5:16 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 Montini reconvened the board into open session at 5:41 pm.

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

- 5. Board President Montini adjourned the meeting at 5:42 pm.

Passed and approved by the Board of Directors on this the 18th day of November 2021.

Northlake Economic Development Corporation

Laura Montini, Board President

DocuSigned by:

Ian Waya, Board Secretary