

NORTHLAKE, TEXAS
ECONOMIC DEVELOPMENT CORPORATION



MINUTES OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 17, 2022, AT 4:30 P.M.
1500 COMMONS CIRCLE, SUITE 300 – CHAMBER ROOM - NORTHLAKE, TEXAS 76226

1. Call to Order

Board Vice-President Wooley called the meeting to order at 4:30 pm, with the following quorum present:

Laura Montini - Absent with Notice	Hillary Simpson
Marie Amarante	Matthew Garrett
Brant Deranger- Absent with Notice	Ian Waya
Sonya Wooley	

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 item was presented by Nathan Reddin, Development Services Director, and the applicant.

The public hearing was opened at 4:51 p.m. and the applicant addressed questions from the Directors. Following commentary, and with no other speakers coming forward, the public hearing was closed at 4:54 p.m.

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

The item was presented by Nathan Reddin, Development Services Director, and commentary followed.

The public hearing was opened at 5:09 p.m., and with no other speakers coming forward, the public hearing was closed at 5:09 p.m.

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4. Regular Items

A. Meeting Minutes for November 18, 2021

Director Waya moved to approve the item as presented. Motion seconded by Director Amarante. Motion carried unanimously.

5. Executive Session

The Community Development Corporation convened into an Executive Session at 5:11 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 5:37 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 Garrett moved to approve a Pioneer Grant Incentive in the amount of \$10,000. Motion seconded by Director Waya. Motion carried unanimously.

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

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

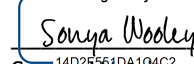
7. Adjourn

With no further business, President Gibson adjourned the meeting at 5:40 p.m.

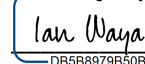
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Northlake Economic Development Corporation

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Sonya Wooley, Board Vice-President

Attest:

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Ian Waya, Board Secretary

MINUTES APPROVED ON: May 19, 2022