



**MINUTES OF
COMMUNITY DEVELOPMENT CORPORATION
June 15, 2009**

The Community Development Corporation of the City of Forest Hill met on the above date at 7:02 p.m. with Mayor James Gosey presiding. The following Council Members, Citizen Members and officials were present: Mayor James Gosey, Mayor Pro Tem Mustafa Sami, Council Member Lyndia Thomas, Council Member Gerald Joubert, Citizen Members Sonja Coleman-Norwood, Carl Holmes and Ruby McEwing, City Manager David Miller, Economic Development and Community Relations Director Venus Wehle and Acting City Secretary Ofilia Rueda.

A. Opening Agenda:

- 1. Call to Order.**
With a quorum present, Mayor James Gosey called the meeting to order at 7:02 p.m.
- 2. Invocation.**
Invocation was delivered by Mayor James Gosey.
- 3. Pledge to Flags.**
Pledge to the United States and Texas flags were recited.

B. Consent Agenda:

- 4. Consider minutes for the April 20, 2009 regular meeting**
A motion to approve minutes for the April 20, 2009 regular meeting was made by Mayor Pro Tem Sami. Seconded by Citizen Member Carl Homes. Motion passed as follows:

Ayes: Mayor Pro Tem Sami, Council Members Thomas, Joubert and Mayor Gosey;
Citizen Members Holmes, McEwing and Coleman-Norwood
Nays: None
Absent: None

C. Discussion Items:

- 5. Discuss and consider proposal from Buras Architecture for 92 Acre Site.**

Citizen Member Carl Homes excused himself from this item.

The discussion was led by City Manager David Miller. It was explained about Mr. Nir Buras, an architect from Washington, D.C., suggested a change in the format/design of the current 92 acres site plan. Mr. Buras submitted a proposal with Phase One expenses totaling approximately \$63,000.00. Citizen Member Ruby McEwing questioned the reason why the change in design if it was already changed. Councilwoman Lyndia Thomas stated that we had already paid GSBS to create the plan and that they liked the current design.

Mayor Gosey spoke on behalf Buras Architecture and stated that Mr. Buras took a liking of Forest Hill and that he is persistent. He said that whatever happens tonight, we will have other projects to work with him on.

A motion to deny/decline the proposal from Buras Architecture for 92 Acre Site was made by Councilman Gerald Joubert. Seconded by Councilwoman Lyndia Thomas and **denied** as follows:

Ayes: Mayor Pro Tem Sami, Council Members Thomas, Joubert ; Citizen Member McEwing and Coleman-Norwood

Nays: None

Abstained: Citizen Member Holmes

7. Discuss and consider awarding contract to GSBS Architects for update of 92 Acre Site Master Plan.

Citizen Member Carl Homes excused himself from this item.

City Manager, David Miller, introduced Marty Weider with GSBS Architects.

Mr. Weider reviewed the current site plan for the 92 acres and explained that the plan needed to be redesigned due to the Texas Regional Water District changes in their policies and not allowing any streets to be constructed in their easement. Due to their changes, the plan will need to be revised some buildings shifted to the north.

Mr. Weider also presented a draft of the new design for the 92 Acre. He also explained that Mr. Fred Kimble is interested in building a VA Assisted Living Facility and Corporate Offices on the southwest corner of the 92 acres site.

Mr. Weider addressed questions and concerns from Council and Citizen Members. Citizen Member McEwing asked if the VA facility was going to be a conflict with a facility that is being built on the west side of TCC. Mr. Weider explained that there would be no conflict.

GSBS Architects propose to redesign the 92 acre Site Master Plan for about \$7,000, and suggested the City name the project "Brambleton Place". In addition, he explained that there could be a workshop to discuss more about the project if needed.

A motion to award the contract to GSBS Architects for the update of 92 Acre Site Master Plan was made by Councilman Joubert. Seconded by Councilwoman Thomas and **passed** as follows:

Ayes: Mayor Pro Tem Sami, Council Members Thomas, Joubert and Mayor Gosey; Citizen Members McEwing and Coleman-Norwood

Nays: None

Abstained: Citizen Member Holmes

6. Discuss and consider awarding contract to Catalyst Commercial for creation of Overlay Districts, Merchandising and Marketing Plan.

Citizen Member Holmes reconvened.

City Manager, David Miller, introduced Jason Claunch with Catalyst Commercial.

Jason Claunch made a presentation and explained that they work with other cities and organizations creating marketing plans and developing strategic plans retailers can understand. They also assist with obtaining retail development.

Councilman Joubert left at 7:43 p.m.

Mr. Claunch addressed questions and concerns from Council and Citizen Members; he explained that they have worked with other cities and as well as private entities. The project will take approximately from 6 months to complete but the city could choose to extend the contract for up to 2 years.

A motion to award the contract to Catalyst Commercial for creation of Overlay Districts, Merchandising and Marketing Plan not to exceed \$52,000 was made by Councilwoman Thomas. Seconded by Citizen Member Coleman-Norwood and **passed** as follows:

Ayes: Mayor Pro Tem Sami, Council Members Thomas, Joubert and Mayor Gosey;
Citizen Members Holmes, McEwing and Coleman-Norwood
Nays: None
Absent: None

8. Discuss and consider fiscal year budget.

Citizen Member Ruby McEwing requested Financial Reports to be presented to the CDC committee each time there is a meeting. She wants to know where the money is coming from and a line item break down.

The CDC Board was reminded that the CDC budget is funded strictly from Sales Tax dollars collected. The CDC Director will bring the requested information to the board at the next meeting.

D. Adjournment

With no further business to discuss, the Community Development Corporation adjourned at 8:06 p.m.

Respectfully submitted,

Approval:

Ofilia Rueda, Acting City Secretary

James Gosey, Mayor