



**MINUTES OF
COMMUNITY DEVELOPMENT CORPORATION
November 16, 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, and Ruby McEwing, City Manager David Miller, City Secretary Debra Maness, Finance Director Clifford Blackwell, and Economic Development and Community Relations Director Venus Wehle. Absent: Citizen Member Carl Holmes.

Opening Agenda:

A. Call to Order.

With a quorum present, Mayor James Gosey called the meeting to order at 7:01 p.m.

B. Invocation.

Invocation was delivered by Council member Lyndia Thomas.

C. Pledge to Flags.

Pledge to the United States and Texas flags were recited.

Citizen Member Ruby McEwing arrived at 7:03pm.

D. Public Hearing

The Public Hearing was opened at 7:03pm.

With no one to speak, the Public Hearing was closed at 7:05pm.

E. Consent Agenda:

Consider corrected minutes for the August 17, 2009 regular meeting and September 21, 2009.

Council member Joubert made a motion to approve the corrected minutes. Seconded by Council Member Thomas. Motion passed as follows:

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

Nays: None

Absent: Citizen Member Holmes

F. Discussion Items:

3. **Discuss and consider the development of new and renovation of existing commercial/residential and municipal/CDC projects designed to enhance Forest Hill's quality of life.**
No action taken.
4. **Discuss and consider the construction of new entranceway monument signs through the City of Forest Hill.**
No action taken.
5. **Discuss and consider the creation of a Tax Increment Financing District (TIF) and Municipal Manager District (MUD).**
No action taken.
6. **Discuss and consider a CDC marketing and implementation plan designed to attract new Forest Hill projects and/or business.**
No action taken.
7. **Discuss and consider the attraction and development of DFW Metroplex area commuter transit/light rail/mass transportation services including the development of a Forest Hill rail station and related improvements.**
No action taken.
8. **Discuss and consider the purchase/leasing/sale or other means of transfer of real estate land/buildings(s) for the accomplishment of the above designated projects.**

Discussion was led by Clifford Blackwell. He stated that the sales tax payment will be funded by the Chase Bank rent payment. If the bank moves out, the city will have to fund that payment and that would be a tremendous risk. David Miller reiterated what Mr. Blackwell had said. Additionally, Mr. Blackwell stated that the CDC might have to cut money from the CDC budget to meet the bond payment or shift the burden of the existing debt over to the General Fund. He reminded the Board that they have up to five years to purchase the remaining portion of the building.

Council member Joubert made a motion to proceed with the purchase of the remaining portion of the Chase Bank building. Seconded by Mayor Pro Tem Sami and **passed** as follows:

Ayes: Mayor James Gosey, Mayor Pro Tem Sami, Council Member Joubert, Citizen Member Coleman-Norwood

Nays: Council Member Thomas, Citizen Member McEwing

Absent: Citizen Member Holmes

9. **Discuss and consider the issuance, purchase, sale or other means of transfer of Bonds, and other debt instruments designed to fund the above objective including, but not limited to implement a Tax Increment Financing (TIF) District/Municipal Management District (MMD) and mixed-use projects(s) development/redevelopment.**

Mayor Pro Tem Sami made a motion to recommend approval of the Sales Tax Bond to purchase the remaining half of the Chase Bank building. Seconded by Council Member Joubert and **passed** as follows:

Ayes: Mayor James Gosey, Mayor Pro Tem Sami, Council Member Joubert, Citizen
Member Coleman-Norwood
Nays: Council Member Thomas, Citizen Member McEwing
Absent: Citizen Member Holmes

10. Discuss and consider all necessary services and related expenses for the above projects including but not limited to project master-planning, engineering, alternate energy sources, project advertising, legal services, new construction, remodeling, maintenance of landscaping, roadways, City/CDC owned or leased buildings and their related improvements.
No action taken.

11. Discuss and consider CDC Financial Report for Period ending October 31, 2009.
No action taken.

12. Discuss and consider cancelling December 21, 2009 meeting.
Mayor Pro Tem Sami made a motion to cancel the regular Community Development Corporation meeting of December 21, 2009. Seconded by Council Member Joubert and **passed** as follows:

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

G. Staff Report:

Venus Wehle gave a review of the ICSC San Antonio Conference, stating that meetings were held with Q-T, Carl's Jr., Target, It's Fashion Metro, T-Mobile and Appleby's. She notified the Board that the city will sponsor an HUB event and it is scheduled for March 24th at the Hampton Inn & Suites from 9 a.m. until Noon. She also told the Board about a Sales Tax Workshop to be offered by the TEDC in April; she will come back to the Board with more information on costs for members to attend. If they choose to participate in the workshop, the regular meeting in April will not take place. It was also stated that the six acres of land off Wichita Street will be donated to the City.

D. Adjournment

With no further business to discuss, the Community Development Corporation adjourned at 8:11 p.m.

Respectfully submitted,

Approval:

Debra Maness, City Secretary

James Gosey, Mayor