

**MINUTES OF
COMMUNITY DEVELOPMENT CORPORATION
SEPTEMBER 17, 2007**

The Community Development Board of the City of Forest Hill met on the above date at 7:00 p.m., with Mayor Pro Tem Gerald Joubert presiding. The following council members, citizen members and officials were present: Council members James Overton and Mustafa Sami, citizen members Ruby McEwing, Community and Economic Development Director Venus Wehle and staff member Debbie Maness. Citizen member Janet Benton - absent. Mayor James Gosey - excused absence. Citizen member Carl Holmes arrived at 7:12 p.m.

- I. Call to order.**
With a quorum present, Mayor Pro Tem Joubert called the meeting to order.
- II. Invocation.**
Delivered by citizen member Ruby McEwing.
- III. Pledge to Flags.**
Pledge to the United States and Texas flags were recited.

Consent Agenda:

- IV. Consider minutes of August 20, 2007.**
Motion by Council member Mustafa Sami, seconded by Council member James Overton to approve. **Voting Aye: Citizen member McEwing, Council members Overton, Sami and Mayor Pro Tem Joubert. Voting Nay: None.**

Discussion Items:

- V. GSBS to discuss preliminary property tax estimates for 92 acre site plan.**
Ashley Stathatos of GSBS, discussed estimated Tax Increment Reinvestment Zone revenues, broken down yearly for each pad plotted on the site plan for years 1 through 25 and revenues broken down for the 92-acre property for years 1 through 25. Discussion was held regarding the difference between a Tax Increment Reinvestment Zone (TIRZ) and Tax Increment Financing (TIF) districts. Ms. Stathatos stated that Venus Wehle would provide copies to Corporation members of GSBS site plans created after the completion of Design Charrette meeting held in April. Discussion was also held regarding who sits on the TIRZ Board: Representatives from County, Hospital District and College District.
- VI. Staff Report**
Venue Wehle gave the following report:
EDC
Value place hotel opened September 13, 2007
Wachovia Bank opens tomorrow, September 18th
Bob Glarner, Raven Development, continuing research to purchase 92 acres; CLOMAR investigative report is being developed by Kimley-Horn & Associates; should have details by mid-October
Salvo Real Estate - continuing to work with owners to purchase 5 acres at Forest Hill Drive & California Parkway
Frost Bank - awaiting word back on contact for development department
Medical Center of Arlington - continuing discussion in regards to bringing physicians office to city; MCA is interested in the new 7,000 sq. ft.

development next to Super 1 Foods
24 Hour Fitness - marketing package sent based on article in Star-Telegram about more branch openings
Hampton Inn & Suites - under contract on 2.5 acres facing frontage road & Forest Hill Circle (currently owned by CB Richard Ellis); pre-development meeting to be held with new owners, Nanu Companies tomorrow

Website:

Visitors to site, August 2007: 2,492
Page views, August 2007: 8,521
Visitors to site inception through August 31: 16,675
Page views inception through August 31: 50,783

Planning:

Congressman Burgess Economic Development Summit presentation - September 20-21, 2007

ICSC Conference in San Antonio - October 10-12, 2007

VII. Adjournment

With no further business to discuss, the Community Development Board adjourned at 8:07 p.m.

Respectfully submitted,

Jacquelyn Allen, City Secretary

Approval:

Gerald Joubert, Mayor Pro Tem