



**CITY OF JUSTIN
ECONOMIC DEVELOPMENT CORPORATION (TYPE A)
AND
COMMUNITY DEVELOPMENT CORPORATION (TYPE B)
AGENDA
THURSDAY, OCTOBER 15, 2020
415 N. COLLEGE AVE.
(Conducted via teleconference)
6:00PM**

One or more members of the EDC and CDC boards may participate in this meeting remotely in compliance with the Texas Open Meetings Act or under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020.

In accordance with Order of the Office of the Governor issued March 16, 2020 and March 19, 2020, the EDC/CDC boards will conduct the meeting scheduled at 6:00 p.m. on Thursday, October 15, 2020 by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above. A recording of the telephonic meeting will be made and will be available to the public.

The public dial in number to participate in the telephonic meeting is:
1 (346)-248-7799

Join Zoom Meeting

<https://us02web.zoom.us/j/82277545370?pwd=Yyt6a0g1cGZpd2d4c2N3eno4dGh2UT09>

Meeting ID: 822 7754 5370

Password: 012445

CALL TO ORDER

Invocation

INTRODUCTION OF GUESTS

CITIZEN COMMENTS FOR ITEMS NOT LISTED ON THE AGENDA

CONSENT ITEMS

1. Consider, and act on meeting minutes from the EDC/CDC Meeting held on September 17, 2020.

DISCUSSION AND POSSIBLE ACTION ITEMS

The Boards reserve the right to act on any of the agenda items listed below.

2. Discussion regarding the monthly sales tax report.
3. Discussion regarding development related updates.
4. Discussion regarding the role of the EDC/CDC boards during business recovery period.
5. Discussion regarding upcoming community events.
6. Discussion regarding signage along FM156.
7. Discussion regarding potential neighborhood improvement projects.

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

8. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 9th day of October, 2020 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Abbey Reece, Assistant to the City Manager

**MINUTES
State of Texas
County of Denton
City of Justin**

**Justin Economic Development Type A and Community Development Type B Corporation
Meeting—September 17, 2020**

Present EDC/CDC Board Members: Elizabeth Woodall, Mike Russ, Vernon Kohut, Steven Turney, and Ronald Williams.

Absent members: Bailey Acosta

Finance Director: Josh Armstrong

Assistant to the City Manager: Abbey Reece

I. CALL TO ORDER

EDC/CDC meeting was called to order at 6:01pm by EDC/CDC Vice President Woodall.

II. INTRODUCTION OF GUESTS

III. CITIZEN COMMENTS FOR ITEMS NOT LISTED ON THE AGENDA

In order to expedite the flow of business and to provide all the citizens the opportunity to speak, the President of the Board may impose a three-minute limitation on any person addressing the Board.

No comment.

IV. CONSENT ITEMS

1. Consider, and act on meeting minutes from the EDC/CDC meeting on August 20, 2020.
Board member Turney motioned to approve the EDC/CDC minutes from the meeting on August 20, 2020.
Seconded by: Board member Russ.
All in favor. Motion carries.

V. DISCUSSION AND POSSIBLE ACTION ITEMS

2. Discussion regarding the monthly sales tax report.
Discussion was held.
3. Discussion regarding the sales tax workshop.
Discussion was held.
4. Discussion regarding development related updates.
Discussion was held.

VI. EXECUTIVE SESSION

The Justin Community Development Corporation reserves the right to adjourn into Executive Session at anytime during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code Section 551.071 (Consult with Attorney), 551.072 (Deliberation about Real Property), 551.074 (Personnel Matters), 551.087 (Deliberations about Economic Development)

As authorized by Section 551.072 of the Texas Government Code, this meeting may convene into closed executive session for the purpose of the following item(s):

Did not go into executive session.

VII. FUTURE AGENDA ITEMS

Standing agenda items to include the sales tax report and staff update.

VIII. ADJOURNMENT

Board member Turney made a motion to adjourn.

Seconded by: Board member Kohut.

All in favor. Motion carries.

Meeting was adjourned at 6:43pm.

Abbey Reece, Assistant to the City Manager

EDC/CDC Coversheet

Agenda Item: #2

Subject: Discussion regarding the monthly sales tax reports.

EDC/CDC Goal: Retail Sales

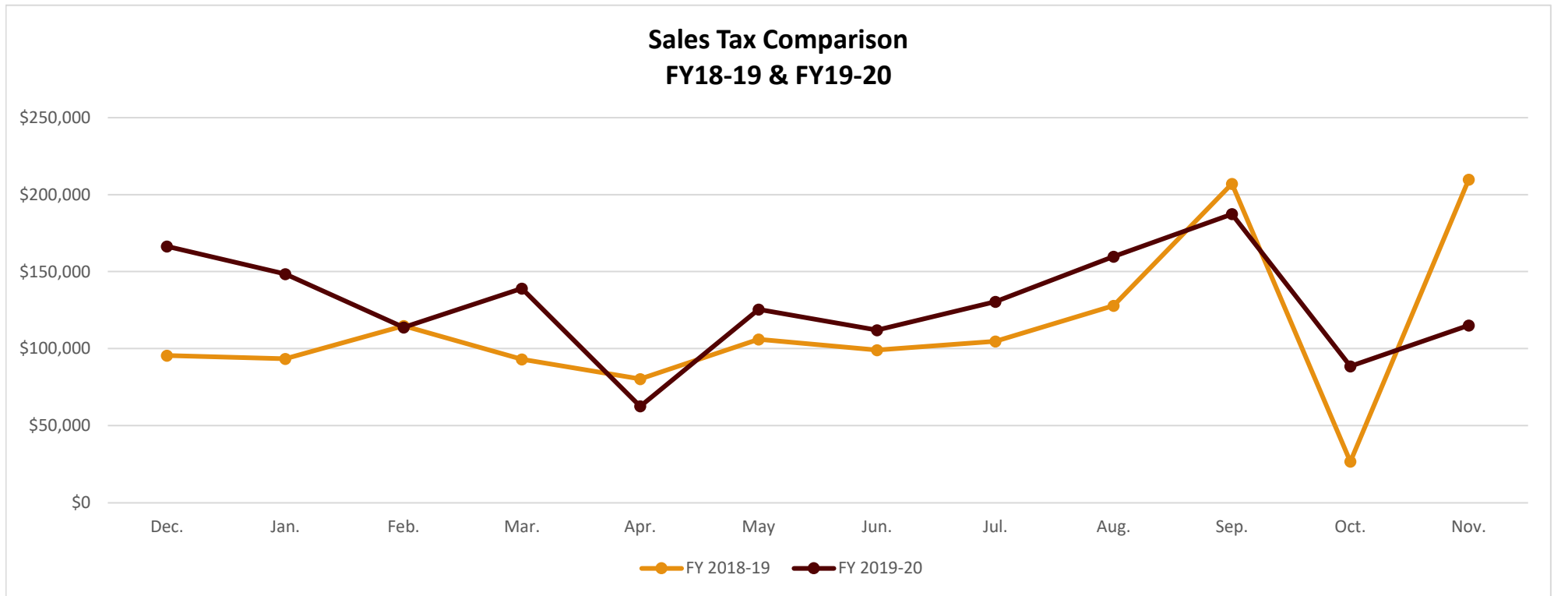
Item Summary: This is a standing item on the agenda.. August Sales Tax number show an increase of 231.39%, but keep in mind this is because of the error in payment that the Comptroller's office had to correct for the July sales tax payment. Overall, we are seeing a 20% increase in sales tax comparing this year to last year.

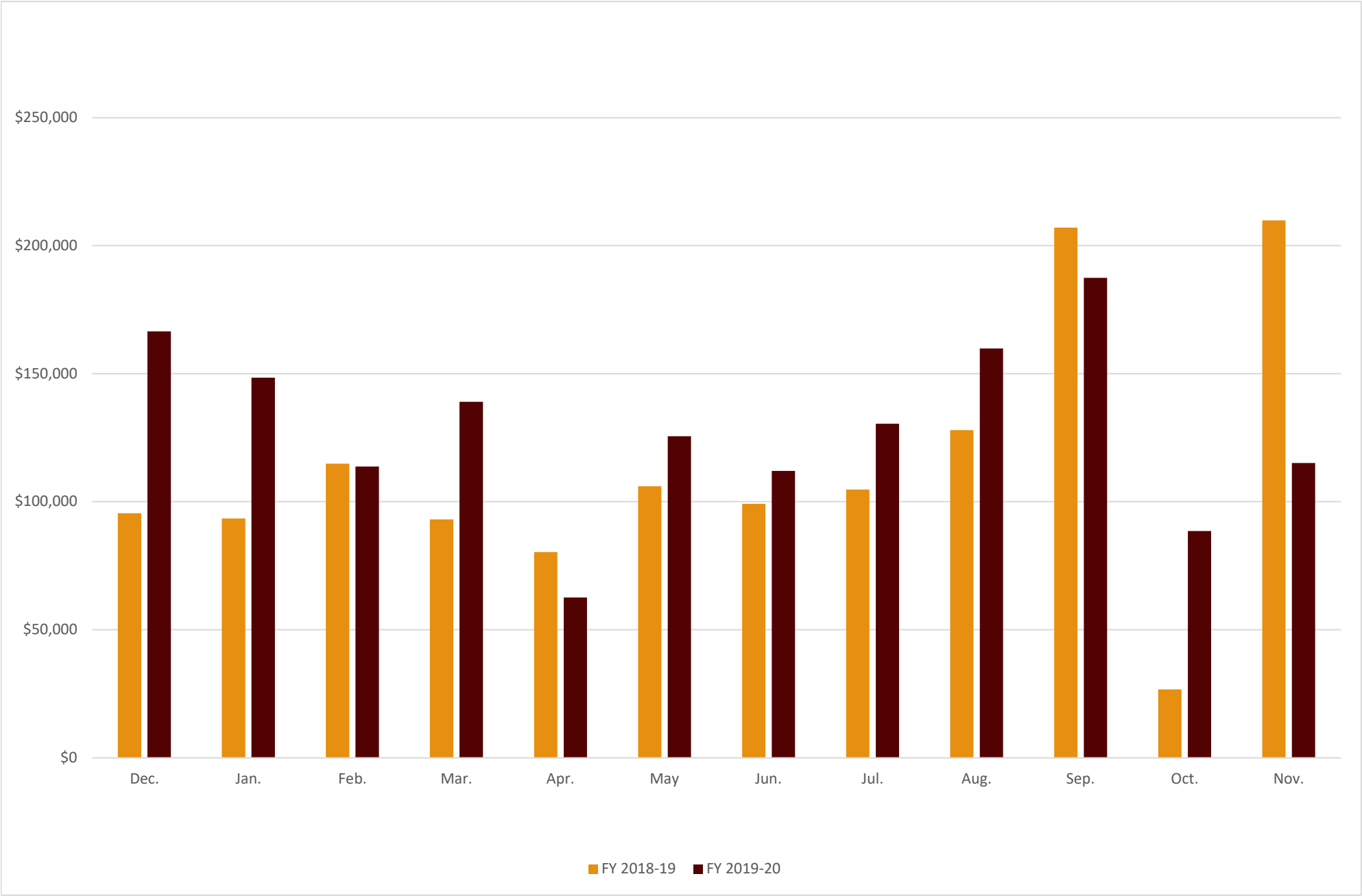
Recommendation: Discuss and provide feedback.

Attachments:

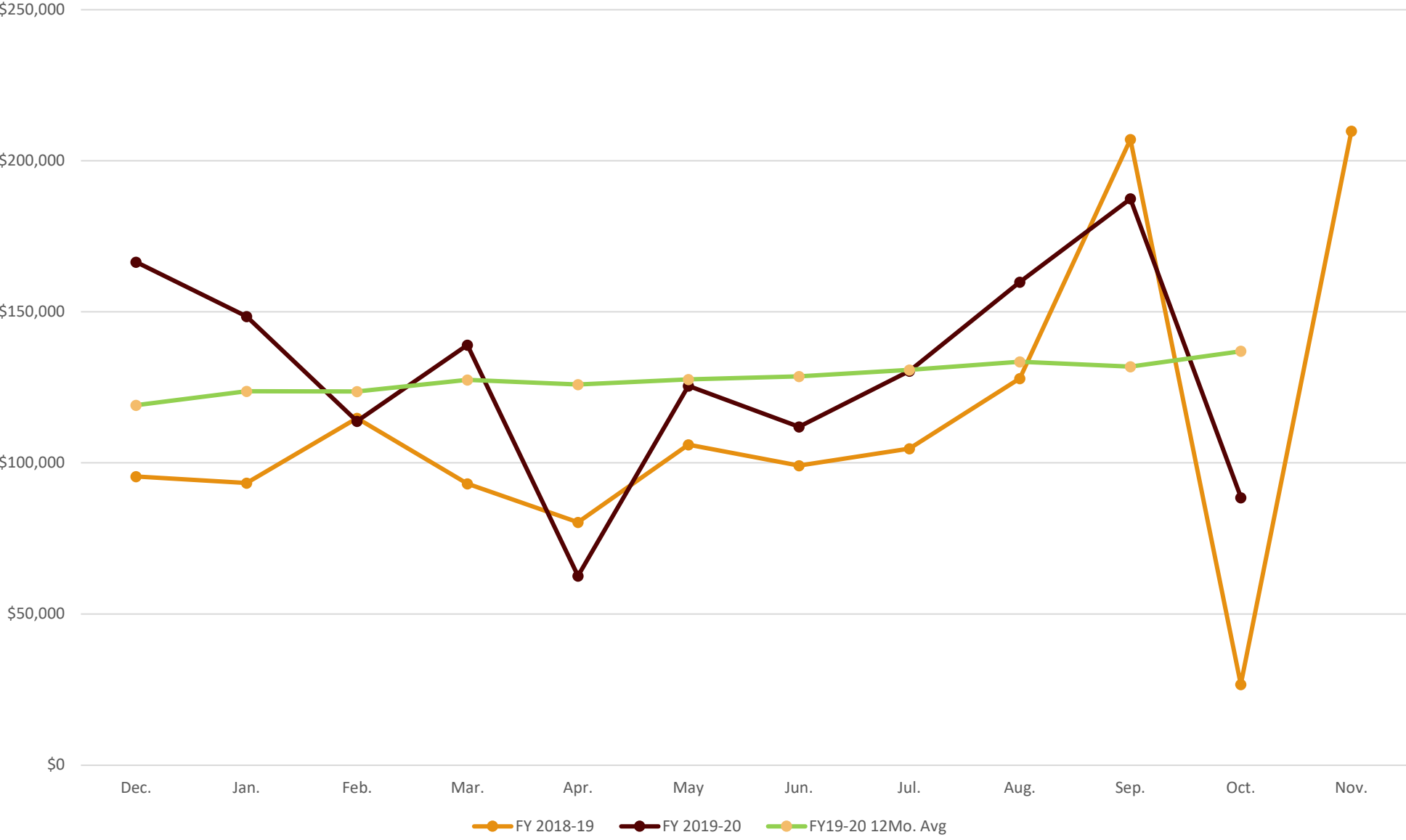
1. Sales Tax Breakdown

Year	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Annual Collection	Mo. Avg
FY 2013-14	\$87,977	\$60,938	\$134,594	\$69,139	\$70,871	\$93,993	\$77,164	\$68,872	\$101,025	\$77,164	\$86,593	\$136,881	\$1,065,210	\$88,768
FY 2015-16	\$90,438	\$83,135	\$111,603	\$86,301	\$80,019	\$110,238	\$93,782	\$96,705	\$109,548	\$78,827	\$95,887	\$105,400	\$1,141,885	\$95,157
FY 2016-17	\$104,571	\$88,095	\$114,278	\$79,305	\$75,328	\$108,527	\$93,125	\$91,023	\$142,055	\$98,252	\$73,689	\$96,918	\$1,165,165	\$97,097
FY 2017-18	\$85,685	\$87,234	\$114,062	\$83,229	\$85,867	\$100,870	\$85,292	\$89,806	\$106,725	\$115,412	\$96,065	\$99,217	\$1,149,464	\$95,789
FY 2018-19	\$95,522	\$93,386	\$114,834	\$93,086	\$80,323	\$106,059	\$99,138	\$104,745	\$127,960	\$207,041	\$26,707	\$209,837	\$1,358,637	\$113,220
Yr/Yr	11.48%	7.05%	0.68%	11.84%	-6.46%	5.14%	16.23%	16.64%	19.90%	79.39%	-72.20%	111.49%	18.20%	
FY 2019-20	\$166,481	\$148,460	\$113,762	\$138,996	\$62,609	\$125,525	\$111,978	\$130,444	\$159,833	\$187,431	\$88,504	\$115,084	\$1,549,106	\$129,092
Yr/Yr	74.29%	58.97%	-0.93%	49.32%	-22.05%	18.35%	12.95%	24.53%	24.91%	-9.47%	231.39%	-45.16%	14.02%	
FY19-20 12Mo. Avg	119,133	123,722	123,633	127,459	125,983	127,605	128,675	130,817	133,473	131,838	136,988		\$1,409,326	\$128,121





Year Over Year with 12 Month Average



EDC/CDC Coversheet

Agenda Item: #3

Subject: Discussion regarding development related updates.

EDC/CDC Goal: Infrastructure

Item Summary: This item on the agenda allows for staff to provide updates related to residential, commercial, infrastructure, and transportation developments.

Downtown parking project:

The City, through partnership with BNSF, TXDOT, Denton County, and the EDC board, constructed a new downtown parking area which is now complete between our Old Town Business District buildings and the newly constructed FM 156. This new construction includes over 200 parking spaces to help support our local businesses and their customers. Now that construction is complete, the City is discussing a timeline for awarding a separate contract for landscaping, irrigation, and lighting of the parking area. We anticipate this to go out for bid early next year. At that same time, we will also bid out the roundabout landscape project which is part of the CDC's project that is further discussed below.

New Street Construction

These newly completed roadways are located between Bishop Park and Pizza Hut on the West side of FM 156. Tally Blvd. and Wilkerson Lane are constructed from FM 156 at median cuts and Wallace Dr. runs north-south parallel to FM 156 just behind the commercial lots on FM 156 frontage. This project was a joint partnership with the city and the CDC board. The last portion of this project will include landscape design on the roundabout, which is anticipated to go to bid early 2021.

Denton County Open grant results are in. There were 2,132 applications submitted. 1,215 grants were awarded. Every single business that *qualified* received something. Phase 1 awarded around 3 million; whereas, Phase 2 awarded 32 million. Average grant given was 26,000.

Mom's Cafe \$32,472.75

Elite Hair & Nail Salon \$18,396.70

H&R Block \$49,500.00

DNB Stainless Concepts \$49,500

Justin Dental & Braces \$36,672.28

Heartfelt Floral Creations \$7,436.59

Adams Furniture \$15,000

Justin Family Dentistry \$18,000

Newsletter Business Highlight

We have been having trouble getting more businesses to participate on this. If you want to help Liz and I reach out to businesses, please let me know. Free advertising for them!

Residential

2 buildings are left in the Village at Reatta apartments.

Timberbrook phases 3b-6 were approved by city council. This includes 534 single-family residential lots, 13 open space lots including new parks and trail system.

New Businesses

Subway will be reopening in the same location.

Duffy Dental is completing framing.

AutoZone will be receiving their final CofO very soon. Site improvements are complete. Store shelves being installed and stocked now.

Brookson Builders is working on storefront improvements for their temporary office building on W. 1st Street (former Radiant Church site next to H&R Block building).

Recommendation: Discussion only.

Attachments:

EDC/CDC Coversheet

Agenda Item: #4

Subject: Discussion regarding the role of the EDC/CDC boards during business recovery period.

EDC/CDC Goal: Retail Sales

Item Summary: This discussion will be led by board member Mike Russ.

Recommendation: Discuss and provide feedback.

Attachments:

EDC/CDC Coversheet

Agenda Item: #5

Subject: Discussion regarding upcoming community events.

EDC/CDC Goal: Community Facilities and Events

Item Summary: This discussion will be led by board member Ron Williams. The city council will be discussing the status of a Christmas event this year at their meeting on Monday, October 12th.

Recommendation: Discussion only.

Attachments:

EDC/CDC Coversheet

Agenda Item: #6

Subject: Discussion regarding signage along FM156.

EDC/CDC Goal: Infrastructure

Item Summary: This discussion will be led by board member Vernon Kohut.

Recommendation: Discussion only.

Attachments:

EDC/CDC Coversheet

Agenda Item: #7

Subject: Discussion regarding potential neighborhood improvement projects.

EDC/CDC Goal: Infrastructure

Item Summary: This discussion will be led by board member Steven Turney.

Recommendation: Discussion only.

Attachments: