



**CITY OF JUSTIN
ECONOMIC DEVELOPMENT CORPORATION (TYPE A)
AND
COMMUNITY DEVELOPMENT CORPORATION (TYPE B)
AGENDA
THURSDAY, AUGUST 20, 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, August 20, 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/83503464098?pwd=QW8wT05sK1Zta0o0YURBUmZ1SWdxZz09>

Meeting ID: 835 0346 4098
Password: 691544

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 July 16, 2020.

DISCUSSION AND POSSIBLE ACTION ITEMS

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

2. Discuss, consider, and act on an application to the CDC Type B Board.
3. Discussion regarding the monthly sales tax report.
4. Discussion regarding development related updates.

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.

5. 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 14th day of August, 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—July 16, 2020**

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

Absent members: Erin Duitsman and Steven Turney

City Manager: Cori Reaume

Finance Director: Josh Armstrong

Assistant to the City Manager: Abbey Reece

I. CALL TO ORDER

EDC/CDC meeting was called to order at 6:08pm by EDC/CDC Board Vice President Elizabeth 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 June 18, 2020.

Board member Williams motioned to approve the EDC/CDC minutes from the meeting on June 18, 2020.

Seconded by: Board member Russ.

1 Abstention. Motion carries.

V. DISCUSSION AND POSSIBLE ACTION ITEMS

2. Discussion regarding the FY 2020-2021 EDC and CDC budgets.

Discussion was held.

3. Discussion regarding the monthly sales tax report.

Discussion was held.

4. Discussion regarding development related updates.

Discussion was held.

5. Discussion regarding the EDC/CDC vision and goals.
Discussion was held. Board member Williams provided his suggestions. Staff will finalize and send out to the board.
6. Discussion regarding Justin Fun Days.
Discussion was held.
7. Discuss, consider, and act on payment for the Downtown Parking Project.
**Board member Russ motioned to give staff the authority to make appropriate journal entries and bank transfers in the amount of \$600,000 for the downtown parking project.
Seconded by: Board member Williams.
All in favor. Motion carries.**

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

sales tax report and staff update

VIII. ADJOURNMENT

Board member Williams made a motion to adjourn.

Seconded by: Board member Russ.

All in favor. Motion carries.

Meeting was adjourned at 8:08pm

Abbey Reece, Assistant to the City Manager

EDC/CDC Coversheet

Agenda Item: #2

Subject: Discuss, consider, and act on an application to the CDC Type B Board.

Item Summary: The CDC board has received an application. For reference, we have two vacant positions on both the EDC/CDC board as Erin Duitsman has recently resigned.

Recommendation: If you choose to recommend to city council the appointment of Bailey to the CDC board, staff recommends that she also be appointed to the EDC board. Place 4 and Place 5 are vacant.

Attachments:

1. Bailey Acosta Application

EDC/CDC Coversheet

Agenda Item: #3

Subject: Discussion regarding the monthly sales tax reports.

Item Summary: This item was asked to be placed on all future agenda items by several board members. Final numbers show that collections for the month of June were up 24.91% compared to the previous year.

Recommendation: Discuss and provide feedback.

Attachments:

1. June Sales Tax

| Component | Current | Prior Year |
|-----------------------------|------------------|------------------|
| Current | \$153,611 | \$128,760 |
| Prior Period | \$7,686 | \$751 |
| Future Period | \$434 | \$81 |
| Audit | \$688 | \$1,447 |
| Single Local Rate | \$1,267 | \$0 |
| Unidentified | \$13 | \$14 |
| Total | \$163,699 | \$131,053 |
| Net Service Fee & Retainage | -\$3,866 | -\$3,092 |
| Net Collections | \$159,833 | \$127,960 |

Net Payment

↑ 24.91%

\$159,833

Current

↑ 19.30%

\$153,611

Fiscal YTD

↑ 26.56%

\$1,158,088

YTD

↑ 19.31%

\$729,385

Missing Payments

\$21,496

New & Returning

\$8,325

EDC/CDC Coversheet

Agenda Item: #4

Subject: Discussion regarding development related updates.

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

FM 156 is now complete. The remaining construction is related to the downtown parking project, which only has striping and signage left for completion.

We are still waiting on the results from Phase 2 of the Denton County Open grant. We will update everyone at the meeting if we hear beforehand.

We continue to receive positive feedback from businesses regarding the business highlight in the newsletter.

Staff along with members of city council attended a ground-breaking ceremony for Duffy Dental. They plan to open next year and will be located next to Justin Family Dentistry on FM 156, South of Hardeman Boulevard.

Ms. Beckham is now regrouping to find a new tenant for the last space in her building (next to Justin Dental and Braces).

Autozone has received a sign permit and have passed a temporary electrical inspection. The rebar for pavement is also complete. They are vertical and are working very fast for completion.

Justin State Bank has submitted some remodeling plans which are currently under fire and building review. Project is largely parking modifications and improvements, north and south of South Sealy Avenue with interior renovation to the second-floor area to create more office space to house more employees.

Mayor Hill, of Southlake, is submitting a pre-application for her property south of Justin Crossing. Preliminary discussions include retail and professional office space. No final designs have been submitted.

The final phase of Reatta Ridge (Ph. 4) has been issued a few permits out of the 128 units.

We are averaging 28 permits/month in Timberbrook.

The first phase of Legacy Ranch is wrapping up.

The Village at Reatta apartment complex is averaging 1.2 person per apartment. Roughly 400 people at buildout with over 50 individuals occupying it now.

Recommendation: Discussion only.

Attachments: