

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

**Justin Community Development Type B Corporation Meeting–March 28, 2017**

The Justin Community Development Type B Corporation convened into a regular meeting, the same being open to the public the 28<sup>th</sup> day of March 2017, at 7:00 p.m. in the Justin Economic Development Building at 117 W. 4th, Justin, Texas, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit:

Board Members: Mike Russ, Liz Johnson, Mike Holyfield, Bonnie Knowles, Chris Norris, Sonja Goodman  
Absent: Johanna Belwood

**I. CALL TO ORDER**

Meeting was called to Order at 7:04. Board member Russ gave the Invocation.

**II. INTRODUCTION OF GUEST**

None

**III. CONSENT ITEMS**

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.

**IV. CONSENT ITEMS**

1. Discuss, consider and act on approval of minutes from the February 28, 2017 CDC Type B meeting.

Board member Liz Johnson arrived at 7:09pm.

Board member Bonnie Knowles made a motion to approve the minutes from the February 28, 2017 CDC Type B meeting.

Seconded by: Board member Mike Holyfield

Aye Votes: Board members Russ, Johnson, Holyfield, Knowles, Norris and Goodman

Motion Carries

V. **ACTION ITEMS**

2. Discuss, consider and act on billboard design on hwy 156.

Discussion was held. Johnson and Knowles suggested Option 3 and change "Just In Justin" to "Experience Justin". Johnson request the wording be changed to a bold font. Johnson asked about making the background picture lighter and to change "Next Left" to "3 Miles North".

Board member Johnson made a motion to not approve the current Billboard and to wait until the next meeting to review the requested changes.

Seconded by: Board member Bonnie Knowles

Ayes votes: Board members Russ, Johnson, Holyfield, Knowles, Norris and Goodman

Motion Carries

3. Discuss, consider and act on February 2017 financial statements.

Board member Holyfield made a motion for the CDC Type B to support to approve the February 2017 financial statements.

Seconded by: Board member Bonnie Knowles

Ayes votes: Board members Russ, Johnson, Holyfield, Knowles, Norris and Goodman

Motion Carries

VI. **WORKSHOP ITEMS**

4. Discuss and consider Community Development Projects.

Discussion was held. Executive Director Shani Ihnfeldt encouraged the board to seek projects that included purchasing property. Russ informed the board about Bartonville Industrial Pak and suggested having someone from Bartonville speak to the CDC Board regarding Justin's industrial area. Member Holyfield inquired about Stone's Wrecking yard being certified as tainted. Russ informed board at one time they received permission to do phase 1 which means walking the property, but stopped at that point due to the price of the property. Norris thought the State certifies property as being tainted but not certain. Russ mentioned helping Henderson Oil move the propane tanks to the Industrial area and Stones Wrecking yard would be a good location. Shani informed the board the

property off 407 in the Industrial area that was purchased by the Rabbit Hole is now back on the market.

## **VII. MONTHLY STAFF REPORT AND UPDATES**

### 5. New businesses and property listings.

Executive Director Shani Ihnfeldt said the old funeral home is now being converted into office space that could have up to 6 tenants. The space is a build to suit. Shani spoke with agent Cathy Green and was informed that the parking lot in front of Mom's Café is now for sale and last listing price was \$160,000. The building next to the barber shop is listed for \$250,000 but needs some work. Shani is not clear on what needs to be updated in the building. Johnson said the building could be updated then we could lease out the space if we purchase the building. Shani also reported the space next to Country Chiropractic is now for lease. Space is close to 1,000 sq ft. Goodman inquired about the space behind the donut shop and the old Flamingo store. Liz thought it was going to be a Farmers Market but not sure. Goodman asked about the building next to Margaritas. Shani said they are making the building into storage.

Shani said she would get more information on the building and parking lot.

### 6. 156 Open for Business

The ground breaking ceremony is scheduled for Wednesday, April 12<sup>th</sup> at 1:30. Shani has been placed on TXDOT PR list and will start receiving updates on a regular basis.

### 7. Monthly sales tax report

Executive Director gave update.

### 8. Upcoming events, meetings, and trainings.

Executive Director gave update.

## **VIII. EXECUTIVE SESSION**

Board did not go into Executive Session

## **IX. FUTURE AGENDA ITEMS/MEETINGS**

Board member Russ said the CDC, EDC and Council should have a workshop in June to discuss EDC projects, goals and objectives. Russ would like to

have a consultant come in to provide board training for new members before a workshop. Shani will check on training dates and present to the board in April.

**X. ADJOURNMENT**

Board member Holyfield made a motion to adjourn

Seconded by: Board member Johnson,

Ayes votes: Board members Russ, Johnson, Holyfield, Knowles, Norris and Goodman

Board President Mike Russ adjourned the meeting at 8:46pm.



Shani Ihnfeldt, Executive Director