A Special Joint Meeting with the City Council, and the Haltom City Economic Development Corporation was held by the City of Haltom City, Texas, on September 26, 2018, at 6:00 p.m. at the Haltom City Hall, 5024 Broadway Avenue, Haltom City, Texas, with the following members present, to-wit:

Mayor Pro-Tem Dr. An Truong  Council Place 2 Walter Grow
Council Place 3 Linda Thompson  Council Place 5 Bob Watkins
Council Place 6 Ricky Brown

Mayor David Averitt, Council Place 1 Jeannine Nunn, and Council Place 4 Brent Weast were absent. EDC Board Members: Ricky Brown (CC), President; Gary Blocker, Vice-President; Don Jury, Daren Hudson, Wesley Hart, Bob Watkins (CC), and Walter Grow (CC). Staff Present: Keith Lane, City Manager; Rex Phelps, Assistant City Manager; Wayne Olson, City Attorney; Art Camacho, City Secretary, and Greg Van Nieuwenhuize, Public Works Director.

CALL TO ORDER
Both Mayor Pro Tem Truong and EDC President Brown called the Joint Meeting to order at 6:05 p.m. and a roll call for the Council and EDC Board Members to be counted present.

EDC ACTION ONLY
1. **EDC Minutes** – Consideration and/or action to approve the Minutes of August 16, 2018. Board Member Don Jury moved, seconded by Board Member Bob Watkins, to approve the EDC Minutes of August 16, 2018. **The vote was unanimous. Motion carried.**

2. **Finance Report** – Discussion of the monthly Finance Report. Finance Director Jennifer Fung presented the monthly finance report. No questions were asked.

JOINT ACTION – COUNCIL/EDC
3. **EDC Group Property Purchase** – Consideration and/or action to approve group purchase of EDC properties.
   1. 5319 Glenview – 2.36 acres.
   2. 2730 Weaver Street – 5.75 acres.
   3. 6401 McCullar – 3.0 acres.
   4. 6200 East Belknap – 2.3 acres.
   5. 6280 East Belknap – 3.37 acres.
   6. 6278 East Belknap - .36 acres.
   10. 4101 Denton Road – 20 acres.
   11. 5540 NE Loop 820 – 1.7 acres.
   12. 5520 NE Loop 820 – 1.27 acres.
   13. 5265 Placid - .1299 acres.
Jim Makens, of TMC Management, presented a PowerPoint with the listed properties and a discussion was held regarding the description, use, and purchase price listed below:

1. 5319 Glenview – 2.36 acres $0 value
2. 2730 Weaver Street – 5.75 acres
3. 6401 McCullar – 3.0 acres. – combined with 2730 Weaver - $205,000 value
4. 6200 East Belknap – 2.3 acres
5. 6280 East Belknap – 3.37 acres
6. 6278 East Belknap - .36 acres – combination of all three Belknap properties - $50,000 value
7. George Akers Survey, Abstract 30, tract 2A02A – 4.44 acres - $0 value
8. George Akers Survey, Abstract 30, tract 2A02D – 2.02 acres - $0 value
9. George Akers Survey, Abstract 30, tract 2A02C – .47 acres - $0 value
10. 4101 Denton Road – 20 acres - $400,000 value
11. 5540 NE Loop 820 – 1.7 acres - $25,000 value
12. 5520 NE Loop 820 – 1.27 acres - $25,000 value
13. 5265 Placid - .1299 acres - $170,000 value
14. 5204 Westgrove Blvd. - .13 acres - $0 value

The total purchase price offered for these properties is $875,000. The Council/EDC will discuss this item in Executive Session.

4. **Haltom Hospitality 380 Development Agreement** – Consideration and/or action regarding Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, the Haltom City Economic Development Corporation and Haltom Hospitality, LLC for Development of a Hotel and Restaurant. Assistant City Manager Rex Phelps presented the agenda item and gave a review of the prior agreement and previously rendered decisions by the EDC. Attorney Randy Marx, representing Haltom Hospitality and Al Karmali, addressed the Council/EDC regarding the delays and the reason for an extension. In addition, Joe Camper and Jim Gandy both spoke concerning the hotel project, construction delays, and potential development of the area. A discussion was held regarding the project delays and the timeline of the project. The Council/EDC will discuss this item in the Executive Session.

5. **Resolution Adopting Plan of Termination** – Consideration and/or action to approve Resolution No. EDCR-2018-001-01 regarding adopting a Plan of Termination to accomplish the liquidation of the Haltom City Economic Development Corporation. The Council/EDC will discuss this item in the Executive Session.

**EXECUTIVE SESSION**

The City Council and Board of Directors will meet in closed session pursuant to the referenced sections of the Texas Government Code.

**Section 551.071 – Consultation with the City Attorney.** The City Council and Board of Directors reserve the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, dissolution/restructuring of the Haltom City Economic Development Corporation, and litigation, settlement offers and/or claims including Flynn v. Haltom City EDC.

**Section 551.072 – Real Property.** The City Council and Board of Directors may deliberate the purchase, exchange, lease or value of EDC real property, including consideration of offers made on such properties.
Both the Council and the EDC went into a joint Executive Session at 7:20 p.m. They reconvened into Regular Session at 8:48 p.m.

**RECONVENE INTO REGULAR SESSION**

Take any action deemed necessary pursuant to executive session. The Council took the following action:

3. **EDC Group Property Purchase** – Consideration and/or action to approve group purchase of EDC properties. (EDC) Board Member Jury moved, seconded by Board member Watkins, to table this item until the next EDC meeting (October 18, 2018). *The vote was unanimous. Motion carried.* (Council) Council Member Grow moved, seconded by Council Member Watkins, to table this item until the next EDC meeting (October 18, 2018). *The vote was unanimous. Motion carried.*

4. **Haltom Hospitality 380 Development Agreement** – Consideration and/or action regarding Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, the Haltom City Economic Development Corporation and Haltom Hospitality, LLC for Development of a Hotel and Restaurant. (EDC) Board Member Grow moved, seconded by Board Member Watkins, to approve the agreement with the following stipulations:
   1. The concrete must be poured (completed) in six (6) months for the hotel.
   2. The concrete must be poured (completed) on the restaurant in ten (10) months.
   3. The hotel and restaurant must be finished in thirty (30) months.
   4. The EDC will agree to deed restrict the property for a hotel with similar standards as defined by the City Attorney, but there is no commitment that there will be a hotel on that property – the Request of First Refusal (ROFR) is void.
   5. The City will receive $150,000 and is refundable to the developer if the developer meets the agreement requirements.
   6. The permit and impact fees must be paid in thirty (30) days.
   7. If the developer fails to perform and complete the hotel in thirty (30) months, then the developer must pay the appraised value of the $1,190,000 before a Certificate of Occupancy (CO) will be issued.

Mr. Karmali, and Mr. Camper addressed the Council/EDC regarding problems laying the slab, setting the piers, and getting the starting date established after a discussion with their contractor. (EDC) Board Member Grow moved, seconded by Board Member Watkins, to reconsider this item at a joint meeting scheduled for Monday, October 8, 2018. *The vote was unanimous. Motion carried.* (Council) Council Member Grow moved, seconded by Council Member Thompson, to reconsider this item at a joint meeting scheduled for Monday, October 8, 2018. *The vote was unanimous. Motion carried.*

5. **Resolution Adopting Plan of Termination** – Consideration and/or action to approve Resolution No. EDCR-2018-001-01 regarding adopting a Plan of Termination to accomplish the liquidation of the Haltom City Economic Development Corporation. (EDC) Board Member Grow moved, seconded by Board Member Jury, to table this item until the next EDC meeting (October 18, 2018). *The vote was unanimous. Motion carried.* (Council) Council Member Grow moved, seconded by Council Member Thompson, to table this item until the next EDC meeting (October 18, 2018). *The vote was unanimous. Motion carried.*

**ADJOURNMENT**

Mayor Pro Tem Truong and EDC President Brown closed the meeting at 9:10 p.m.