

**THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MEETING HELD ON THE 8<sup>th</sup> DAY OF APRIL, 2019, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, IN THE TOWN OF BARTONVILLE, COUNTY OF DENTON, TEXAS AT 7:00 P.M.**

The Bartonville Community Development Corporation met in a meeting with the following members present:

Terry Rock, Vice Chair  
Randy Van Alstine  
Dwain Skrobarcek (*arrived at 7:10 p.m.*)  
Jim Fay  
Jim Foringer

With the following member absent: Jim Langford, Chair

Also present: Tammy Dixon, Town and Board Secretary.

There constituting a quorum, the following business took place:

**A. CALL TO ORDER**

Vice Chairman Terry Rock called the meeting to order at 7:00 p.m.

**B. CITIZEN PARTICIPATION**

The purpose of this item is to allow citizens an opportunity to address the Bartonville Community Development Corporation Board on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No formal action can be taken by the Board on items that are not posted on the agenda.

There were none.

**C. ITEMS**

1. Consider approval of the February 11, 2019, meeting minutes.

Jim Foringer moved to approve the February 11, 2019, meeting minutes. Randy VanAlstine seconded the motion. The motion carried by a vote of 4 to 0.

2. Public hearing to consider and take action upon the following project: to provide financial assistance in an amount not to exceed \$32,000.00 for the Cloud 9 Management, LLC construction.

Ms. Dixon stated on December 10, 2018, the Board authorized the Board attorney to prepare a Performance Agreement between the Board and Cloud 9 Management, LLC to provide financial assistance for the construction of Cloud 9 Salon and Spa, in the amount of \$32,000.

She stated Cloud 9 Management, LLC (Kim Cloud) was purchasing Lot 1R-4, Block A, a 1-acre piece of property located within the Village Center to build an 8000 plus square foot two-story building to relocate her business, Cloud 9 Salon and Spa.

Ms. Cloud is investing over \$2.5 million dollars for the project. Cloud 9 Salon, currently located in Flower Mound, has 51 stylists. The new location will allow the addition of 16 more independent stylists along with the creation of 15 new job positions.

The new location will bring additional ad valorem tax dollars to the town as well as sales tax on merchandise. The location will also provide the existing client base coming from other cities to shop and dine in Bartonville.

The agreement proposes a total incentive of \$32,000. \$16,000 to be paid within 30 days of commencing construction on the property and \$16,000 paid within 30 days after the issuance of a Certificate of Occupancy. The agreement includes a clawback provision in the event of default as follows:

Year 1 (March 31, 2021)	\$32,000
Year 2 (March 31, 2022)	\$25,600
Year 3 (March 31, 2023)	\$19,200
Year 4 (March 31, 2024)	\$12,800
Year 5 (March 31, 2025)	\$ 6,400

Vice Chairman Rock opened the public hearing at 7:10 p.m.

Kim Cloud, 1151 FM 407, stated she expected to close on the property on Wednesday, April 10<sup>th</sup>.

Tim House, 240 McMakin Road, stated he was in favor of the project.

Vice Chairman Rock closed the public hearing at 7:11 p.m.

Randy VanAlstine moved to approve a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and Cloud 9 Management LLC in an amount not to exceed \$32,000.00 for the Cloud 9 Management, LLC construction. Jim Fay seconded the motion. The motion carried by a vote of 5 to 0.

3. Discuss and consider approval of an Amended and Restated Performance Agreement with Blue Pup Pub., LLC.

Ms. Dixon stated a Performance Agreement between the Board and Blue Pup Pub, LLC (Tim House) was approved in November 2018, to provide funding for the exterior improvements which included removal of the gas canopy, repair to the building, parking area improvements, landscaping and patio enclosure addition.

Although Mr. House expects to obtain a Certificate of Occupancy on or before April 30<sup>th</sup>; he anticipates that the exterior improvements will not be completed until the end of June. He is requesting Section 4 of the agreement be amended to extend the dates.

Jim Foringer moved to approve an Amended and Restated Performance Agreement by and between the Bartonville Community Development Corporation, and Blue Pup Pub, LLC. Jim Fay seconded the motion. The motion carried by a vote of 5 to 0.

4. Discuss and consider approval of payment to Blue Pup Pub, LLC for qualified expenditures.

Ms. Dixon stated Mr. House submitted a request for payment in the amount of \$26,911.64 which is 50% of qualified expenditures to date in accordance with the Performance Agreement between the Board and Blue Pup Pub, LLC. Staff has reviewed the receipts and verified the expenditures qualify for payment.

Randy VanAlstine moved to approve payment in the amount of \$26,911.64 to Blue Pup Pub, LLC for qualified expenditures. Jim Fay seconded the motion. The motion carried by a vote of 5 to 0.

5. Discuss and consider a funding request by Tractor Supply Company.

Dwain Skrobarcek moved to postpone this item to the next meeting. Jim Fay seconded the motion. The motion carried by a vote of 5 to 0.

6. Discussion on a Business Retention and Expansion (BRE) Survey.

Ms. Dixon reviewed a draft Business Retention and Expansion (BRE) survey that was initially prepared in 2015 by Greg Last, Board Consultant, with some additional questions added by staff. The Board will review the questions and provide additional input at the next meeting.

7. Review Financial Report ending March 2019.

Ms. Dixon reviewed the financial report.

8. Discussion on Old Town Bartonville monument sign and landscape area.

Ms. Dixon stated the leg of the small horse had been broken off. It appears it was hit by a mower. Staff is currently seeking costs for repair.

Ms. Dixon stated two additional signs were ordered for the monument sign: Embree Asset Group (formerly Royal Seal) and Mechanical Insulation Contractors, Inc. who leases space at the Royal Seal building.

9. Update on development activity (new businesses, prospective businesses, expansion of businesses).

Ms. Dixon provided the following update:

- Bartonville Store in process of completing their new septic installation which included six tanks.
- Shellman's Fine Wine and Liquor Store was expected to open in May.
- Tractor Supply building permit has been issued and is expected to be completed by the fall.

10. Discussion on marketing, promotional items, and advertising of local businesses.

Ms. Dixon stated was working on an updated business listing for the Community Guide.

**D. ADJOURNMENT**

Vice Chairman Rock adjourned the meeting at 8:19 p.m.

**BCDC approved this the 13<sup>th</sup> day of May, 2019.**



Approved:

  
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Jim Langford, Chair

Attest:

  
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Tammy Dixon, Town Secretary