



## AGENDA

### BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MEETING

JUNE 16, 2021

6:00 PM

In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by Office of the Governor issued after that date, the Bartonville Community Development Corporation Board will conduct a meeting at Town Hall, 1941 E. Jeter Road, Bartonville, Texas 76226 AND/OR by video 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).

The link to the video conference is [www.townofbartonville.com/videmeeting](http://www.townofbartonville.com/videmeeting) Please note there is an approximate 30 second delay.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. The public toll-free dial-in number to participate in public comment is 877 853 5257, the meeting ID number is **842 8416 0969** and the passcode is 845915. To request to speak at the appropriate time, enter \*9. The identity of each speaker must be clearly stated prior to speaking.

**A. CALL TO ORDER**

**B. CLOSED SESSION**

The Bartonville Community Development Corporation Board to convene into a closed meeting pursuant to Texas Government Code Chapter 551, section 551.087 to discuss matters relating to Economic Development as follows:

1. Deliberations regarding economic development negotiations: Discuss business prospects that the Bartonville Community Development Corporation seeks to have locate, stay, or expand in or near the Town of Bartonville, Texas and discuss possible incentives.

**C. RECONVENE OPEN MEETING**

The Bartonville Community Development Corporation Board to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

**D. PUBLIC PARTICIPATION**

**E. ITEMS**

1. Consider approval of the December 09, 2020, meeting minutes.

2. Consider approval of the February 10, 2021, meeting minutes.
3. Financial Report Ending May 31, 2021.
4. Discussion on marketing, promotional items, and advertising of local businesses.

**F. FUTURE AGENDA ITEMS**

**G. ADJOURNMENT**

I do hereby certify that the Notice of Meeting was posted on the bulletin board at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times and said Notice was posted on the following date and time: June 13, 2021, at 5:00 p.m. at least 72 hours prior to the time of said meeting



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Tammy Dixon, Town Secretary

**THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MEETING HELD ON THE 9<sup>th</sup> DAY OF DECEMBER 2020, AT BARTONVILLE TOWN HALL 1941 E. JETER ROAD, BARTONVILLE, TEXAS, AND VIA VIDEOCONFERENCE AT 6:00 P.M.**

*In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by the Office of the Governor after that date, the Bartonville Community Development Corporation conducted a regular meeting in person and by video 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).*

The Community Development Corporation met in a regular meeting in person and via videoconference with the following members present:

Jim Langford, Chair  
Dwain Skrobarcek, Vick Chair  
Terry Rock  
Randy Van Alstine  
Jim Foringer  
Dan Adams

constituting a quorum with the following members of the Town Staff participating: Tammy Dixon, Town Secretary.

**A. CALL TO ORDER**

Chairman Jim Langford called the meeting to order at 6:08 p.m.

**B./C. CLOSED/OPEN SESSION**

The Board convened into a closed meeting at 6:09 p.m. pursuant to Texas Government Code Chapter 551, Sections 551.087 and reconvened into open session at 7:08 p.m. to discuss matters relating to Economic Development as follows:

- a. Deliberations regarding economic development negotiations: Discuss business prospects that the Bartonville Community Development Corporation seeks to have locate, stay, or expand in or near the Town of Bartonville, Texas and discuss possible incentives. **No Action Taken.**

**D. PUBLIC PARTICIPATION**

There was none.

**E. ITEMS**

*Note: Chairman Jim Langford moved to item 3.*

3. Discuss and consider approval of an Amended and Restated Performance Agreement with Cloud 9 Management, LLC.

Ms. Dixon stated a Performance Agreement was approved in April 2019, to provide financial assistance for the construction of Cloud 9 Salon and Spa to be located at 2660 FM 407. The agreement required an issuance of a Certificate of Occupancy on or before March 31, 2020. Due to timing of selling her current building and amendment was requested.

Kim Skidmore addressed the Board and stated it took much longer than anticipated to sell her building in Flower Mound. She explained she was now in the process of moving to a temporary location and working on the plans for the new location which she anticipated completion in April 2022.

Marty Bryan was present and stated he was no longer going to lease space from Kim Cloud for a coffee shop as he intended to purchase additional property next to Marty B's to open a free-standing location.

Ms. Skidmore stated they would evaluate their needs for size but the plan was to still lease space for other businesses in addition to the salon.

Ms. Dixon explained the amendment would extend the dates of Section 4 of the agreement to coincide with the new construction completion date of early 2022 as follows:

**SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.**

Developer covenants and agrees with BCDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Qualified Expenditures.** Developer covenants and agrees to submit to the BCDC invoices, receipts, or other documentation in a form acceptable to the BCDC for the Qualified Expenditures made to the Property in a minimum amount of **Two Million Five Hundred Thousand and No/100 Dollars (\$2,500,000.00)** by ~~March 1, 2020~~ May 1, 2022.
- (b) **Certificate of Occupancy.** Developer covenants and agrees to obtain or cause to be obtained by ~~March 1, 2020~~ May 1, 2022, a Certificate of Occupancy from the Town of Bartonville, Texas, for a minimum of 8,000 square feet of hair salon, retail space located on the Property.
- (c) **Operate Cloud 9 Establishment.** Developer covenants and agrees by ~~March 1, 2020~~ May 1, 2022, and during the Term of this Agreement to keep open to the general public the Cloud 9 Hair Salon Establishment located on the Property.
- (d) **Job Creation and Retention.** Developer covenants and agrees by ~~March 1, 2020~~ May 1, 2022, and during the Term of this Agreement to employ and maintain a minimum of thirty-five (35) Full-Time Equivalent Employment Positions working at the Property. Developer covenants and agrees beginning on ~~March 1, 2021~~ May 1, 2023, and during the Term of this Agreement, Developer shall deliver to BCDC an annual compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). The Developer covenants and agrees beginning on ~~March 1, 2021~~ May 1, 2023, and annually thereafter during the Term of this Agreement there will be a total of four (4) Annual

Randy VanAlstine moved to approve an Amended and Restated Performance Agreement with Cloud 9 Management, LLC. Terry Rock seconded the motion. The motion carried by vote of 6 to 0.

1. Consider approval of November 18, 2020, meeting minutes.

Randy VanAlstine moved to approve the November 18, 2020, meeting minutes. Terry Rock seconded the motion. The motion carried by vote of 6 to 0.

2. Financial Report Ending November 30, 2020.

Ms. Dixon provided a summary of the Financial Report ending November 30, 2020.

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

No discussion.

**F. FUTURE AGENDA ITEMS**

- Traffic Study

**E. ADJOURNMENT**

Chairman Langford adjourned the meeting at 6:54 p.m.

**APPROVED this the 16<sup>th</sup> day of June 2021.**

Approved:

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Jim Langford, Chair

Attest:

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Tammy Dixon, Town Secretary

**THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MEETING HELD ON THE 2<sup>nd</sup> DAY OF FEBRUARY 2021, AT BARTONVILLE TOWN HALL 1941 E. JETER ROAD, BARTONVILLE, TEXAS, AND VIA VIDEOCONFERENCE AT 6:00 P.M.**

*In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by the Office of the Governor after that date, the Bartonville Community Development Corporation conducted a regular meeting in person and by video 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).*

The Community Development Corporation met in a regular meeting in person and via videoconference with the following members present:

Jim Langford, Chair  
Terry Rock  
Randy Van Alstine  
Jim Foringer  
Dan Adams

with the following member absent: Dwain Skrobarcek, Vick Chair

constituting a quorum with the following members of the Town Staff participating: Tammy Dixon, Town Secretary.

**A. CALL TO ORDER**

Chairman Jim Langford called the meeting to order at 6:02 p.m.

**B./C. CLOSED/OPEN SESSION**

The Board convened into a closed meeting at 6:04 p.m. pursuant to Texas Government Code Chapter 551, Sections 551.087 and reconvened into open session at 6:43 p.m. to discuss matters relating to Economic Development as follows:

- a. Deliberations regarding economic development negotiations: Discuss business prospects that the Bartonville Community Development Corporation seeks to have locate, stay, or expand in or near the Town of Bartonville, Texas and discuss possible incentives. **No Action Taken.**

**D. PUBLIC PARTICIPATION**

There was none.

**E. ITEMS**

1. Consider approval of December 9, 2020, meeting minutes.  
No Action Taken.

2. Financial Report Ending January 31, 2021.

Ms. Dixon provided a summary of the Financial Report ending January 31, 2021.

3. Report on October 2020 Traffic Count Study.

The Board reviewed the traffic count study. Ms. Dixon stated she shared the report with the Bartonville Town Center, Denton County Road and Bridge, TxDOT, and NewQuest.

**F. FUTURE AGENDA ITEMS**

- Update from Retail Coach

**E. ADJOURNMENT**

Chairman Langford adjourned the meeting at 6:52 p.m.

**APPROVED this the 16<sup>th</sup> day of June 2021.**

Approved:

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Jim Langford, Chair

Attest:

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Tammy Dixon, Town Secretary

Town of Bartonville  
 Financial Statement  
 As of May 31, 2021

6/13/2021 4:46 PM

<b>800 - Bartonville Community Development</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% of Budget</b>	<b>Budget Remaining</b>
<b>Revenue Summary</b>				
Sales Tax	127,101.13	140,000.00	90.79%	12,898.87
Other/Transfer	1,942.23	1,000.00	194.22%	(942.23)
Revenue Totals	<u>129,043.36</u>	<u>141,000.00</u>	<u>91.52%</u>	<u>11,956.64</u>
<b>Expense Summary</b>				
Other	11,307.38	121,250.00	9.33%	109,942.62
Supplies	1,000.00	2,000.00	50.00%	1,000.00
Contracted Service	29,005.05	35,000.00	82.87%	5,994.95
Maintenance	17,263.08	40,000.00	43.16%	22,736.92
Salary & Benefits	0.00	10,000.00	0.00%	10,000.00
Transfer	0.00	0.00	0.00%	0.00
Expense Totals	<u>58,575.51</u>	<u>208,250.00</u>	<u>28.13%</u>	<u>149,674.49</u>



Town of Bartonville  
 Financial Statement  
 As of May 31, 2021

6/13/2021 4:46 PM

<b>800 - Bartonville Community Development</b>	<b>Admini</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
800-10-5081 Audit Entries		0.00	250.00	0.00%	250.00
800-10-5147 Computer Software		1,000.00	1,000.00	100.00%	0.00
800-10-5149 Consulting Fees		22,784.05	25,000.00	91.14%	2,215.95
800-10-5158 Copier/Printing Expense and Supplies		0.00	500.00	0.00%	500.00
800-10-5212 Dues and Subscriptions		0.00	1,000.00	0.00%	1,000.00
800-10-5280 Grant Expenses		0.00	100,000.00	0.00%	100,000.00
800-10-5289 Marketing		11,182.38	20,000.00	55.91%	8,817.62
800-10-5381 Legal		1,421.00	5,000.00	28.42%	3,579.00
800-10-5479 Operations and Supplies		0.00	500.00	0.00%	500.00
800-10-5480 Old Town Improvements		0.00	0.00	0.00%	0.00
800-10-5481 Old Town Maintenance & Repairs		17,263.08	40,000.00	43.16%	22,736.92
800-10-5488 Traffic Study		4,800.00	5,000.00	96.00%	200.00
800-10-5514 Postage		0.00	0.00	0.00%	0.00
800-10-5520 Professional Development		125.00	0.00	0.00%	(125.00)
800-10-5627 Salary to Town		0.00	10,000.00	0.00%	10,000.00
<b>Administration Totals</b>		<b>58,575.51</b>	<b>208,250.00</b>	<b>28.13%</b>	<b>149,674.49</b>