

**REGULAR MEETING OF THE
FRISCO ECONOMIC DEVELOPMENT CORPORATION**
FEDC OFFICES LOCATED 6801 GAYLORD PARKWAY, SUITE 400 FRISCO, TEXAS
WEDNESDAY, MARCH 18, 2015 AT 5:00 P.M.

AGENDA

1. Call to order/Roll call.
2. Consider and act upon the election of the Secretary/Treasurer for the FEDC Board of Directors.
3. Recess into Closed Session in compliance with §551.001, *et. seq.*, Texas Government Code, to wit:
 - A. §551.086. Deliberation regarding commercial or financial information that the Board has received from a business prospect and to deliberate the offer or other incentives to a business prospect.
 - B. §551.072. To deliberate the purchase, exchange, lease or value of real property located:
 - i) One or more parcels south of US 380, west of Preston Road, east of FM 423 and north of Eldorado Parkway.
 - C. §551.071. Receive legal advice regarding the agreements with NTEC.
4. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.
5. Public Input
6. **Consent Agenda:** (Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Any Board member may request an item be removed for discussion and separate action. Board members may vote nay on any single item without comment and may submit written comments as part of the official record.)
 - A. Consider and act upon the February 18, 2015 Regular Meeting Minutes.
 - B. Consider and act upon the February 2015 Financial Report.
 - C. Consider and act upon payment of invoices.
 - D. Consider and act upon a Market Feasibility and Economic Impact Study with Hotel & Leisure Advisors, LLC.
 - E. Consider and act upon the payment of Economic Incentive No. 2 to Cornerstone Automation Systems, Inc. (CASI)
 - F. Consider and act upon the First Amendment to Performance Agreement with Indoor Plex of Frisco, LLC.
 - G. Ratification of the reimbursement of \$134,317.31 to NTEC for Technology, Inc. for MedTech Building maintenance and operational expenses incurred from October 1, 2014 through February 25, 2015.
 - H. Consider and act upon the funding of \$105,000.00 to NTEC for Technology, Inc. for interior modifications and improvements to the MedTech Building.

- I. Consider and act upon the Cancellation Agreement for Quest Resource Management Group, LLC.

Regular Agenda:

7. Consider and act upon acceptance of the FEDC financial statements presented in the City of Frisco, Texas Comprehensive Annual Financial Report (CAFR) for the Year ended September 30, 2014.
8. Consider and act upon a Performance Agreement with Frisco Square Developers, LLC.
9. Consider and act upon a Performance Agreement with Gearbox Software, LLC.
10. Consider and act upon a Performance Agreement with GCRE/TX Frisco Master, LLC.
11. Consider and act upon a Performance Agreement with Patronus Land Development, LLC.
12. Consider and act upon refinancing the debt owed by the Corporation to American Bank of Texas, secured in part by sales tax receipts for the 38 acre parcel owned by the Corporation located at the southwest corner of the Dallas North Tollway and State Highway 380.
13. Consider and act upon a Real Estate Contract for the purchase of 93.6657 acres of land from the Frisco Community Development Corporation (FCDC).
14. Consider and act upon a Real Estate Contract for the purchase of approximately 80 acres of land from Frisco Enterprises Limited Partnership.
15. Consider and act upon a Real Estate Contract for the purchase of approximately 35 acres of land from Frisco Enterprises Limited Partnership.
16. Consider and act upon the following agreements by and between the Frisco Economic Development Corporation and NTEC for Technology, Inc.: (i) Termination of the Master Lease and Mutual Release, (ii) Assignment of License Agreements; and (iii) Consulting and Property Management Agreement.
17. Consider, discuss and act on a Resolution authorizing the creation of Frisco International Investments, Inc. as a Texas non-profit corporation ("FII"), appointing the initial Directors of the FII and authorizing the transfer of membership interests in the Frisco Texas International Development Center, LLC, from the FEDC to the FII.
18. Staff Reports Regarding:
 - A. Business Attraction Projects – Dave Quinn, Harry Whalen, John Bonnot
 - B. Business Retention Expansion – Stefanie Wagoner
 - C. Construction, Utilities and Roads – James Gandy
 - D. Promotional/Marketing – Darcy Schroer, Dave Quinn
 - E. Financial Reports – Kim Sinclair
 - F. General Information
19. Recess into Closed Session in compliance with §551.001, *et. seq.*, Texas Government Code, to wit:

- A. §551.086. Deliberation regarding commercial or financial information that the Board has received from a business prospect and to deliberate the offer or other incentives to a business prospect.
 - B. §551.072. To deliberate the purchase, exchange, lease or value of real property located:
 - (i) One or more parcels south of US 380, west of Preston Road, east of FM 423 and north of Eldorado Parkway.
 - C. §551.071. Receive legal advice regarding the agreements with NTEC.
 - D. §551.074 Deliberation regarding annual evaluation of Mr. James L. Gandy, President of the Frisco Economic Development Corporation.
 - E. §551.074. Deliberation regarding the employment, evaluation, reassignment, and duties of FEDC employees.
20. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.
21. Adjourn.

CERTIFICATION

Jim Gandy, President, certifies that this Notice of Meeting was posted on the outside bulletin board, at the City Hall of the City of Frisco, Texas, 6101 Frisco Square Blvd., Frisco, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

By Friday, March 13, 2015 at 5:00 p.m. and remained so posted at least 72 hours before meeting was convened.

If during the course of the meeting covered by this notice, the Board of Directors should determine that a closed or executive meeting or session of the Board of Directors or a consultation with the attorney for the FEDC should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code §551.001, *et seq.*, will be held by the Board of Directors at the date, hour and place given in this notice as the Board of Directors may conveniently meet in such closed or executive meeting or session or consult with the attorney for the FEDC concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sections and purposes:

Texas Government Code:

§551.071 -- Consultation with the attorney for the FEDC.

§551.072 -- Discussion regarding purchase, exchange, lease or value of real property.

§551.074 – Discussion regarding personnel matters or to hear complaints against personnel.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The FEDC offices are wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 292-5010 or by FAX (972) 292-5028. BRAILLE IS NOT AVAILABLE.