

MINUTES OF THE  
CITY OF PRINCETON  
PRINCETON COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING OF AUGUST 8, 2013

The Princeton Community Development Corporation met in a regular session in the Council Chamber at City Hall, 123 W. Princeton Drive, on Thursday, August 8, 2013 at 6:40 p.m.

The following CDC Board of Directors was present: President/Councilmember Steven Deffibaugh, Director Brigitte Baker, Director Fred Fennell, Director Gerald Dotson and Director Richard Sheehan. Director Neudorff was absent. The CDC has one vacancy with the resignation of Vice-President Bill Glass. The following Staff Members were present: Derek Borg, City Manager and Kathy Morris, CDC Co-coordinator, Finance Director Cathy Crane and Tommy Mapp, Public Works Dept.

CDC President **Deffibaugh** presided and called the meeting to order at 6:40p.m.

CDC President **Deffibaugh** called roll and certified a quorum was present.

CDC Director Fennell led the CDC Directors and staff in the invocation.

CDC President **Deffibaugh** led the CDC Directors and staff in the Pledge of Allegiance.

CDC President **Deffibaugh** led the CDC Directors and staff in the Texas State Flag Allegiance.

CDC President **Deffibaugh** announced Citizen Appearance. No one came forward.

CDC President **Deffibaugh** announced Consent Agenda: "Discussion and possible approval of the Princeton Community Development Corporation Regular Meeting Minutes of July 11, 2013." CDC Director Dotson made a motion to approve the minutes. Director Fennell seconded the motion. The motion carried unanimously. 5-0

CDC President Deffibaugh announced Regular Agenda Item #1: "Introduction of new CDC Director Richard Sheehan replacing Jeffrey Rhymes." Mr. Sheehan was introduced to the other CDC Directors at this time.

CDC President **Deffibaugh** announced Regular Agenda Item #2: "Review, discuss and possible action regarding the resignation of CDC Vice-President Bill Glass." Bill Glass has submitted his resignation from the CDC Board of Directors due to a significant increase in the scope of duties at his employment which makes it impossible for him to continue to serve on the CDC Board. Director Baker made a motion to accept Mr. Glass' resignation from the CDC Board of Directors. Director Dotson seconded the motion. The motion carried unanimously. 5-0

CDC President Deffibaugh announced that the Directors will at this time hear a presentation regarding a Master Plan and Development Plan for Aero Lamh Manufacturing for a portion of the 108 acre EDC property. The presentation was intended for the EDC meeting scheduled at this time. Since the EDC didn't have a quorum, the CDC, and any EDC Directors that were present listened to Rafael Martinez present the Aero Lamh plans. Currently Aero Lamh Manufacturing has a 5 year contact with Boeing to manufacture landing gear brackets for the 737 aircraft working out of a facility

on FM982. Collin College will begin an apprenticeship program with Aero Lamh starting August 2013 and a training program with PISD begins in 2014. This project will be known as the Princeton Aero Space Center. Aero Lamh is currently working with the owners of the new 185 acre subdivision project at the SW corner of CR 400 and CR 447 to a line thoroughfares into the Industrial Park. The Pilot Lamh I phase will employ 12 employees in the 2013 proto-type, 34 employees in 2014, 48 employees in 2015. Pilot Lamh II in 2016 will employ 55 employees. Pilot Lamh III will employ 65 employees in 2017. All infrastructure is to be ready by the end of 2014 for Phase I in the Industrial Park to a cost of \$4,165,000. through 2014. This will include an 18,000 sq. ft. Aerospace School Factory and a 15,000 sq. ft. Sheet Metal Shop. The 2015-2018 plan is for a cost of \$2,275,000.00 in additional structures.

CDC President **Deffibaugh** announced Workshop Agenda Item #1: "Joint review, discussion and action with the Economic Development Corporation regarding the interlocal agreement between the City of Princeton, Economic Development Corporation, Community Development Corporation and the Princeton Chamber of Commerce." City Manager Borg reviewed the interlocal agreement. Director Fennell made a motion to approve the agreement with the deletion of specific company names for the utility coverage. Director Dotson seconded the motion. The motion carried unanimously. 5-0

CDC President **Deffibaugh** announced that Director Dotson had to leave the meeting, however, a quorum was still present.

CDC President **Deffibaugh** announced Workshop Agenda Item #2: "Review, discussion and action regarding the 2013-2014 CDC Budget Projects:

CDC President **Deffibaugh** announced Regular Agenda Item # 6a Financial Report at the time:

- a. Chamber of Commerce—interlocal agreement approved committing \$6,000./yr.
- b. July 4<sup>th</sup> Fireworks Celebration—approved committing \$7,500.
- c. Visitor Center --- Caboose —approved committing \$30,000.
- d. Easter Egg Hunt—approved committing \$500.00
- e. Christmas Tree Lighting—approved committing \$200.00
- f. Temporary Ice Skating Rink for holiday season—more research will be put into this prior to the next mtg.
- g. Downtown Parking Lot & walking trail—this will be discussed in Regular Agenda Item # 4
- h. Walking Bridge for Disc Golf Course—more research will be put into this prior to the next mtg.
- i. Skate Board Park—working on design phase
- j. POW Water Tower refurbishing---more research will be put into this prior to the next mtg.
- k. ICSC membership & attendance and TEDC membership & attendance—approved committing \$2,000. to Training/Education
- l. Promotional Brochure & Promotional Map----approved committing \$3,500. to advertising
- m. US 380 Hardscape ---approved committed \$7,000. to landscaping
- n. Texas Park & Wildlife Trail Grant Match ---carry over \$40,000.

The CDC unanimously approved of the above budget amounts and items. The outstanding items will be discussed and the entire 2013-2014 CDC Budget will be voted on at the CDC Meeting on August 22, 2013.

CDC President Deffibaugh announced Regular Agenda Item #3: "Review, discuss and possible action regarding the Hardscape Wall backlighting costs." City Manager Borg requested that this item be "Tabled" until the next meeting.

CDC President **Deffibaugh** announced Regular Agenda Item #4: "Review, discuss and possible actions regarding the Downtown Parking Lot & walking trail." City Manager Borg presented the bids received from MCG Construction Inc. Two bids were received at Mr. Borg's direction; 1) entire parking lot for \$196,760.00; 2) less 20 parking spaces leaving approximately 18 parking spaces \$152,520.00. The CDC Directors agreed to put \$155,000. into the existing line item for Cap Outlay-Downtown Parking Lot in the 2013-2014 Budget. (See above Workshop Item #2)

CDC President **Deffibaugh** announced Regular Agenda Item #5: "Review, discuss and possible action regarding the new Promotional Map Update from Committee. (CDC Director Fred Fennell)." Director Fennell assumed the responsibility to complete the draft of the map. Director Fennell presented to the Directors with the demographic statistics that he had researched. Director Fennell will submitted all of the prepared promotional map materials to staff and staff will submit the materials to the printer.

CDC President **Deffibaugh** announced Regular Agenda Item #6: "Receive a report, hold a discussion and take possible action regarding the following items:

- a. Financial Report-already discussed
- b. Current sales tax-August results were the highest that have ever been received
- c. Next Meeting: August 22, 2013 ---joint CDC & EDC meeting

CDC President **Deffibaugh** announced Regular Agenda Item #7: "Manager's Report:

- a. Open Meetings Online Mandatory Training – [www.oag.state.tx.us](http://www.oag.state.tx.us) (Richard Sheehan)---Mr. Sheehan has already submitted his training certificate to City Secretary Thornhill
- b. Library Thank You letter---the Directors appreciated the letter
- c. Certificate of Appreciation July 4<sup>th</sup> Celebration—the Directors appreciated the Certificate

CDC President **Deffibaugh** announced Regular Agenda #8: "Review, discuss and possible action regarding items of interest to the public/citizens." Director Fennell reported that the Home Rule Charter Committee will meet on Aug. 13<sup>th</sup> to finish any outstanding items.

CDC President **Deffibaugh** announced Regular Agenda #9: "Consider a request for items to be placed on a future agenda and NOT for discussion at this meeting of these requests:"

- a. 2013-2014 Budget Workshop to include projects costs that are outstanding
- b. Hardscape Wall-cost for backlighting
- c. Nomination and election of Vice-President position

CDC President **Deffibaugh** announced Regular Agenda #10: "Adjournment"

Director Fennel made a motion to adjourn the meeting. Director Baker seconded the motion. The motion carried unanimously. 4-0 The meeting adjourned at 9:20pm.

Minutes were approved on the 22 day of August 2013.



