



## SANSOM PARK ECONOMIC DEVELOPMENT CORPORATION

### Regular Session Meeting Agenda

June 3, 2015 – 2:00 p.m.

Sansom Park City Hall

5705 Azle Avenue


Sansom Park, TX 76114

Notice is hereby given of a Regular Meeting of the Sansom Park Economic Development Corporation to be held on Wednesday, June 3, 2015, at 2:00 p.m. in the City Council Chambers located within the building at Sansom Park City Hall, 5705 Azle Avenue, Sansom Park, Texas, 76114, for the purpose of considering the following agenda items:

1. **CALL TO ORDER AND GENERAL COMMENTS.**
2. **CONSIDER AND ACT ON THE MINUTES FROM THE MARCH 4, 2015 MEETING.**
3. **DISCUSS, CONSIDER AND ACT REGARDING BOARD APPLICATION FROM GLENDA C. DREXEL.**
4. **DISCUSS CITY OWNED PROPERTY, SIX (6) ACRES, FORMER BINGO HALL.**
5. **DISCUSS, CONSIDER AND ACT REGARDING TRANSFERRING DEED OF CITY OWNED PROPERTY ON AZLE AVENUE TO THE ECONOMIC DEVELOPMENT CORPORATION.**
6. **CITY ADMINISTRATOR UPDATE.**
7. **CONSULTANT UPDATE.**
8. **NEXT MEETING SCHEDULED FOR JULY 1, 2015.**
9. **ADJOURNMENT.**

#### Certification

I hereby certify that the above notice was posted on the bulletin board, at the Sansom Park City Hall, 5705 Azle Avenue, Sansom Park, Texas, 76114, on Friday, May 29, 2015 and remained so posted at least 72 hours before said meeting was convened.

  
\_\_\_\_\_  
Mary Beth Thomas, City Secretary

Certification of Notice of Meeting was removed on \_\_\_\_\_, 2015 at \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_



The City of Sansom Park  
4B Economic Development Corporation  
Regular Session Minutes  
March 4, 2015 – 2:00 p.m.

**Economic Development Board Members Present:**

Jim Barnett, Jr., President  
Jack Thompson, Director  
Coy Hart, Board Member  
Kenny Russell, Board Member

**Economic Development Board Members Absent:**

Crystal Harris, Board Member  
Hector Lerna, Board Member

**Staff Present:**

Greg Hutson, City Administrator  
Ron Douglas, Director of Community Development  
Mary Beth Thomas, City Secretary

**1. CALL TO ORDER AND GENERAL COMMENTS**

Jim Barnett, Jr., President, called the Economic Development Corporation Board meeting to order at 2:00 p.m. and announced a quorum present.

**2. CONSIDER AND ACT ON THE MINUTES FROM THE FEBRUARY 11, 2015 MEETING.**

Board Member Hart made a motion to approve the minutes. Director Thompson seconded the motion.

**Motion Carried – 4-0.**

*(Absent: Board Members Lerna & Harris)*

**3. RATIFY MOTION FROM EXECUTIVE SESSION HELD ON FEBRUARY 11, 2015 REGARDING DEVELOPMENT OF PROPERTY ON AZLE AVENUE.**

Jack Thompson, Director, presented this item. After discussion, Board Member Hart made a motion to send a Letter of Intent to the Developer of property on Azle Avenue. Board Member Thompson seconded the motion.

**Motion Carried – 4-0.**

*(Absent: Board Members Lerna & Harris)*

The Regular Session recessed and an Executive Session convened at 2:02 p.m.

**4. RECESS INTO EXECUTIVE SESSION**

The Economic Development Corporation shall convene into Closed Session in accordance with Texas Government Code Section 551 to discuss the following:

**§§551.078 Deliberation Regarding Economic Development Negotiations**

The Executive Session closed and the Regular Session reconvened at 2:26 p.m.

**5. RECONVENE IN OPEN SESSION**

The Economic Development Corporation shall reconvene in Open Session to take action on items discussed in Executive Session as necessary.

Jack Thompson, Director and Greg Hutson, City Administrator, will schedule a meeting with the Developer of property on Azle Avenue.

**6. DISCUSS, CONSIDER AND ACT REGARDING BUSINESS APPRECIATION LUNCHEON.**

Jack Thompson, Director, presented this item. The luncheon will be held on April 22, 2015.

**7. CITY ADMINISTRATOR UPDATE**

Greg Hutson, City Administrator, presented his update.

**8. CONSULTANT UPDATE**

Jack Thompson, Director, presented his update.

**9. NEXT MEETING SCHEDULED FOR APRIL 1, 2015.**

**10. ADJOURN**

*The meeting adjourned at 2:58 p.m.*

**PASSED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**APPROVED:**

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Jim Barnett, Jr.,  
President

**ATTEST:**

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Mary Beth Thomas  
City Secretary

**CITY OF SANSOM PARK, TEXAS  
EDC BOARD APPLICATION**

Name: Glenda G Drexel Date: 4-12-15  
Address: 5409 Jacksboro Hwy  
Home phone: (817) 626-1277 Cell phone: (817) 313-2921  
E-mail: ggconner@sbcglobal.net  
How many years have you been a resident of the City of Sansom Park? 44 years  
Current Employer: Self - Employed + Skyline Plaza  
Employer address: 5407 Jacksboro Hwy  
Position: Secretary + Book Keeping Phone: (817) 625-2692

List your past leadership experiences including the name of the organization and the highest position you attained (civic clubs, sports association, church group, etc.):

Castleberry Athletics Association (V.P.), Castleberry Youth Association (B.M.)  
Castleberry Elementary PTO (Treasurer), Castleberry H.S. Leadership Team (B.M.)  
McKinney Memorial Bible Church - (Sunday School Teacher), Awaras (Leadership Team - Chair)  
Daughters of the Nile - (President Regional) + (Finance Committee: US)

Why do you want to serve on the EDC Board?

I would like to join the EDC Board in their commitment to the betterment of Sansom Park. To serve as an active member of this community, so that I may grow with the City of Sansom Park. As a landowner of both Residential + Commercial Property within the city limits I have a invested interested in the prosperity of this city.

What qualifications or talents would you bring to the EDC Board?

I am a dedicated team player that can compromise when need without letting go of one's principles, values and ideals while keeping within a financial budget.

**AUTHORIZATION AND RELEASE**

I hereby request consideration for appointment to the EDC Board of the City of Sansom Park, Texas. I affirm that all the information contained in this application is true and complete and that any misrepresentation, falsification, or omission shall be cause for relinquishing my role as a volunteer for the City of Sansom Park. I understand that as an applicant for the EDC Board, the information contained in this application is public record.

Glenda G Drexel 4-12-15  
Applicant Signature Date

**ACCEPTED**  
Mary Beth Thomas 4-12-15  
City Secretary Date

You will be contacted when action is taken on your appointment.

**AFTER RECORDING, RETURN TO:**

**Jim Barnett, Jr., Mayor  
City of Sansom Park, Texas  
5705 Azle Avenue  
Sansom Park, Texas 76114**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**THE STATE OF TEXAS                    §  
  §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT §**

**THE CITY OF SANSOM PARK, TEXAS**, a Texas general-law municipality (“*Grantor*”), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by the **SANSOM PARK ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation, operating pursuant to Chapter 505 of the Texas Local Government Code (“*Grantee*”), the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, certain real property in Tarrant County, Texas, being more particularly described in *Exhibit A* attached hereto and made a part hereof for all purposes, (the “*Land*”), TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, hereditaments, appurtenances, buildings, other improvements and interests located thereon or in anywise appertaining thereto (said Land and all rights, benefits, privileges, easements, hereditaments, appurtenances, buildings, other improvements and interests being hereinafter referred to as the (“*Property*”).

For the same consideration recited above, Grantor hereby BARGAINS, SELLS AND TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Land and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Land, but not including any right or interest in or to any contiguous or abutting lands owned by Grantor or its assigns.

Pursuant to Section 253.012 of the Texas Local Government Code, the Grantee covenants and agrees to use the Property in a manner that primarily promotes a “public purpose” of the City of Sansom Park, Texas. The use of the Property for a “public purpose” includes using the

Property for the development and diversification of the economy of the state, the elimination of unemployment or underemployment in the state, the stimulation of agricultural innovation, the fostering of the growth of enterprises based on agriculture, or the development or expansion of transportation or commerce in the state, in accordance with Article III, Section 52-a of the Texas Constitution. In the event, the Grantee ceases to use the Property for a public purpose consistent with Section 253.012 of the Texas Local Government Code through December 31, 2016, the Property shall automatically revert back to the Grantor without notice of any kind.

This conveyance is made and accepted subject to the matters of record as of the date hereof. Grantor conveys the Property "As Is" without further representation.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise.

EXECUTED as of this \_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR:**

**CITY OF SANSOM PARK, TEXAS,**  
a Texas general-law municipality

\_\_\_\_\_  
Jim Barnett, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Beth Thomas, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lee Thomas, City Attorney

**STATE OF TEXAS**

§

**COUNTY OF TARRANT**

§

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2015, by Jim Barnett, Jr., Mayor for the City of Sansom Park, Texas, a Texas general-law municipality, on behalf of said municipality.

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Notary Public, State of Texas

**EXHIBIT A**

**(Legal Description of the Property)**

This Lots 1-12, Block 1, Robertson Hunter Addition, Sansom Park, Texas, Tarrant County, more commonly known as 5103 Azle Avenue, consisting of 1.749 acres, more or less.





*City of Sansom Park Economic Development Corp.*

**Treasury Reports**

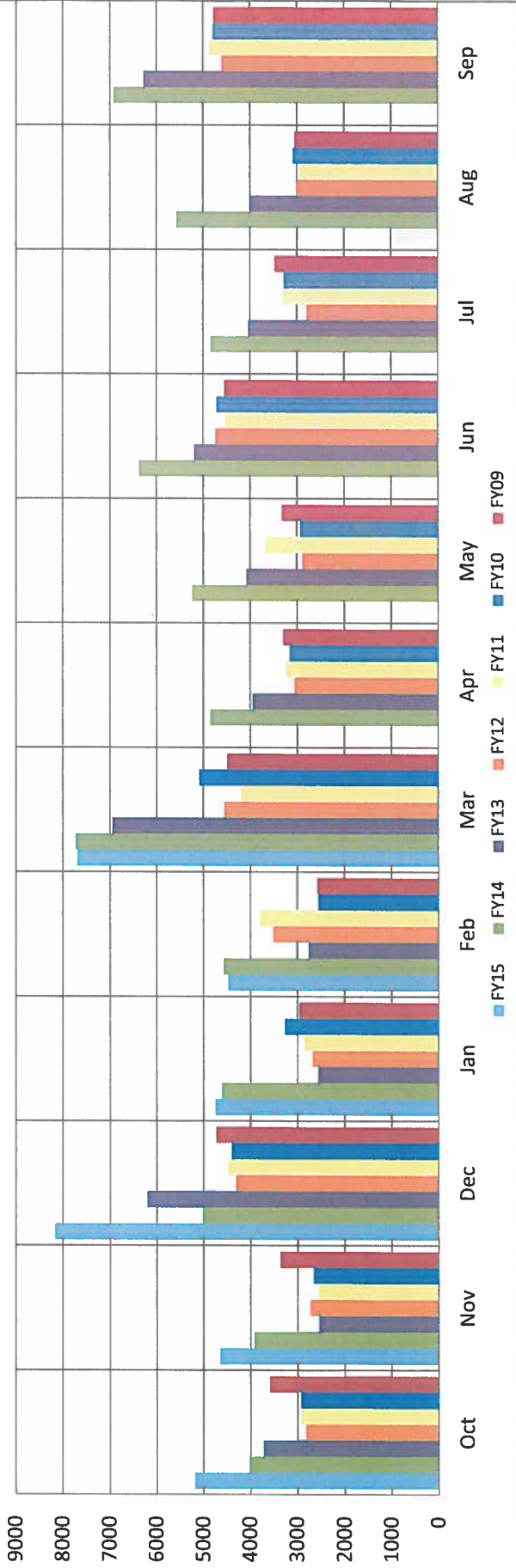
**For the period ending May 31, 2015**

## EDC Bank Report

<b>01/31/2015 Balance</b>	\$	<b>89,144.21</b>
<i>Less Expenditures:</i>		
Check #1305 - Orasi -(February)	\$	(3,333.00)
Check #1306 - Orasi -(March)	\$	(3,333.33)
Check #1307 - Orasi -(April)	\$	(3,333.33)
Check #1308 - El Paseo - Business Appreciation Luncheon	\$	(385.00)
Check #1309 - Brown & Hoffmeister - Azle Ave Property	\$	(125.00)
Check #1310 - Orasi (May)	\$	(3,333.33)
Check #1311 - Orasi - Invitations & Pens	\$	(528.65)
<i>Add Deposits/Revenue:</i>		
December Sales Tax	\$	8,168.83
January Sales Tax	\$	4,744.59
February Sales Tax	\$	4,469.31
March Sales Tax	\$	7,693.48
YTD Interest (LOGIC)	\$	25.89
<b>05/31/2015 Balance</b>	<b>\$</b>	<b><u>99,874.67</u></b>

# EDC Sales Tax Comparison

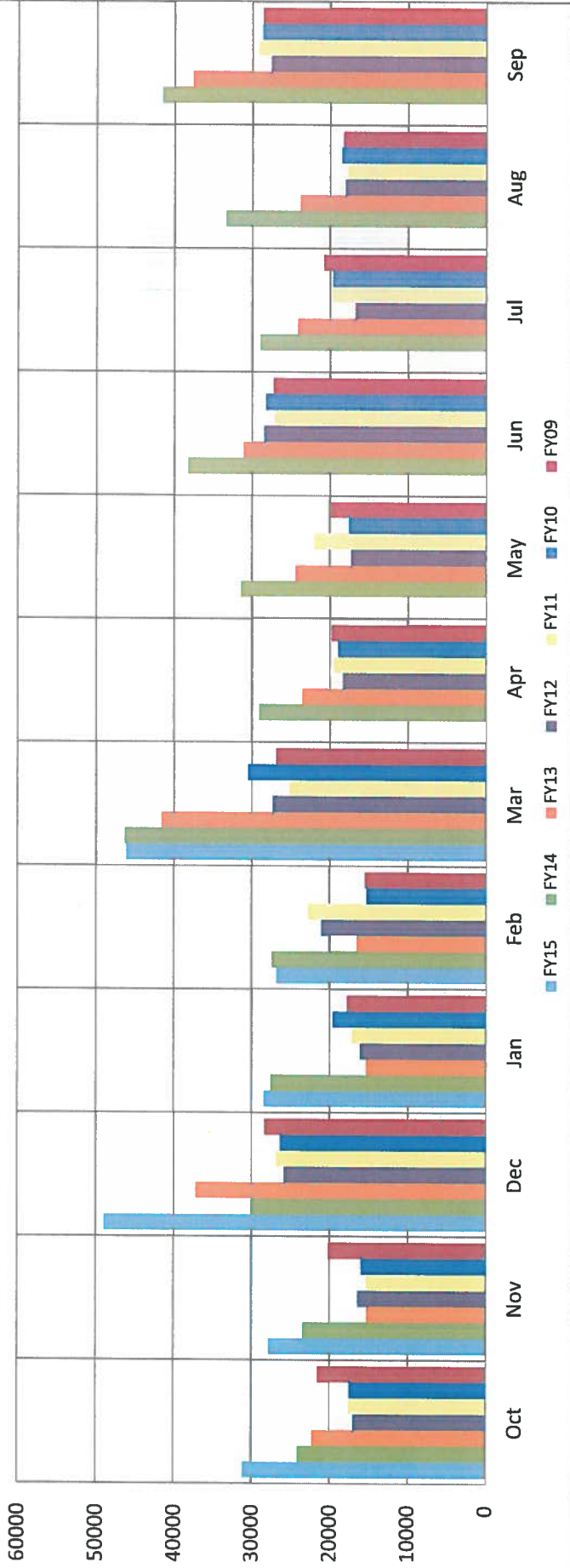
(Compared by fiscal year)



On **May 8, 2015** the EDC received a sales tax payment of \$7,693.48. This represents a \$36.03 or a .0047% **decrease** from the previous year period. Fiscal YTD sales tax payments equal \$34,902.49 compared to \$29,835.83 received during fiscal YTD 2014 representing a \$5,066.66 or a 16.98% **increase** in fiscal YTD sales tax receipts.

Fiscal Year	2015	2014	2013	2012	2011	2010	2009
Oct	5,183.75	4,018.47	3,716.00	2,822.80	2,914.80	2,907.27	3,595.64
Nov	4,642.53	3,910.68	2,537.69	2,728.81	2,548.22	2,654.00	3,368.41
Dec	8,168.83	5,009.30	6,205.89	4,305.35	4,475.09	4,385.91	4,723.97
Jan	4,744.59	4,601.60	2,554.28	2,678.23	2,847.44	3,259.15	2,959.00
Feb	4,469.31	4,566.27	2,762.11	3,510.81	3,794.49	2,547.57	2,581.67
Mar	7,693.48	7,729.51	6,947.24	4,549.50	4,190.20	5,082.32	4,490.42
Apr		4,850.31	3,935.43	3,053.02	3,233.79	3,147.43	3,294.91
May		5,231.53	4,073.00	2,878.99	3,668.97	2,921.64	3,320.27
Jun		6,374.92	5,195.28	4,744.00	4,524.34	4,707.66	4,544.06
Jul		4,835.94	4,032.00	2,792.36	3,297.32	3,269.33	3,472.68
Aug		5,567.51	3,978.60	3,005.22	2,951.02	3,081.30	3,047.86
Sep		6,926.67	6,276.46	4,600.35	4,865.48	4,780.85	4,776.82
<b>Totals</b>	34,902.49	63,622.71	52,213.97	41,669.42	43,311.16	42,744.42	44,175.70
			<b>FY15</b>	<b>FY14</b>	<b>I/D</b>		
			34,902.49	29,835.83	16.98%		

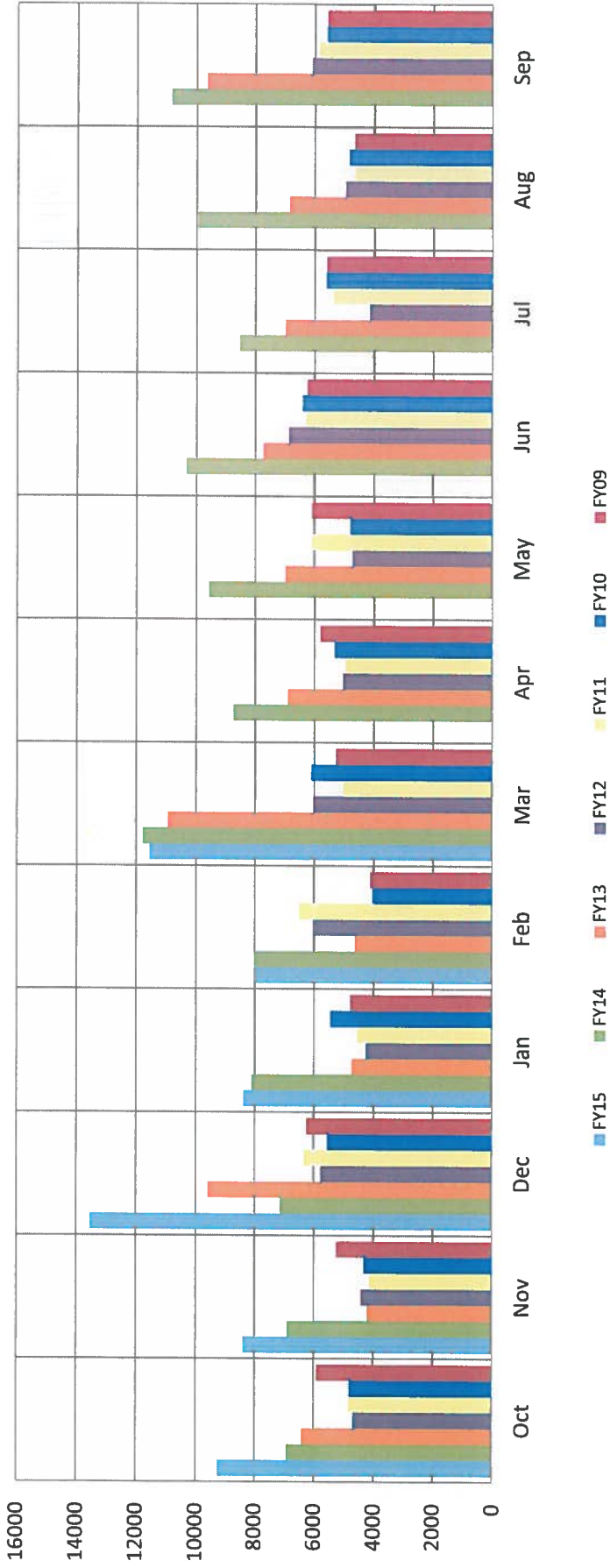
**General Fund Sales Tax Fiscal Year Comparison (Includes EDC & Streets)**



On **May 8, 2015** we received a sales tax payment of \$46,160.90. This represents a \$216.13 or a .0047% **decrease** from the previous year period. Fiscal YTD sales tax payments equal \$209,415.00 compared to \$179,014.88 received during fiscal YTD 2014 representing a \$30,400.12 or a 16.98% **increase** in fiscal YTD sales tax receipts.

Fiscal Year	2015	2014	2013	2012	2011	2010	2009
Oct	31,102.52	24,110.79	22,295.98	16,936.79	17,488.80	17,443.64	21,573.82
Nov	27,855.17	23,464.09	15,226.15	16,372.88	15,289.30	15,924.00	20,210.45
Dec	49,012.98	30,055.77	37,235.34	25,832.07	26,850.55	26,315.45	28,343.83
Jan	28,467.56	27,609.59	15,325.69	16,069.36	17,084.62	19,554.87	17,754.02
Feb	26,815.87	27,397.61	16,572.65	21,064.83	22,766.93	15,285.40	15,490.01
Mar	46,160.90	46,377.03	41,683.45	27,297.02	25,141.22	30,493.89	26,942.54
Apr		29,101.88	23,612.60	18,318.12	19,402.75	18,884.57	19,769.45
May		31,389.09	24,438.00	17,273.91	22,013.82	17,529.84	19,921.63
Jun		38,249.51	31,171.70	28,463.98	27,146.03	28,245.98	27,264.36
Jul		29,015.65	24,191.98	16,754.17	19,783.36	19,615.95	20,836.05
Aug		33,405.06	23,871.57	18,031.29	17,706.11	18,487.81	18,287.15
Sep		41,560.02	37,658.73	27,602.10	29,192.88	28,685.11	28,660.91
<b>Totals</b>	211,430.00	381,736.09	313,283.84	250,016.52	259,866.37	256,466.51	265,054.22
		<b>FY15</b>	<b>FY14</b>	<b>YTD I/D</b>			
		209,415.00	179,014.88	16.98%			

**Crime Control Sales Tax Fiscal Year Comparison By Month**



On **May 8, 2015** the CCPD received a sales tax payment of \$11,550.97. This represents a \$221.43 or a .0188% **decrease** from the previous year period. Fiscal YTD sales tax payments equal \$59,078.46 compared to \$48,877.73 received during fiscal YTD 2014 representing a \$10,422.16 or a 20.87% **increase** in fiscal YTD sales tax receipts.

Fiscal Year	2015	2014	2013	2012	2011	2010	2009
Oct	9,252.71	6,925.62	6,413.59	4,663.79	4,821.71	4,803.97	5,894.92
Nov	8,385.99	6,902.65	4,189.29	4,398.94	4,117.54	4,309.82	5,222.84
Dec	13,526.00	7,139.20	9,584.72	5,759.77	6,331.19	5,540.80	6,240.38
Jan	8,373.89	8,107.56	4,714.64	4,239.00	4,525.45	5,429.30	4,770.51
Feb	7,988.90	8,030.30	4,640.59	5,961.07	6,499.03	3,980.41	4,100.57
Mar	11,550.97	11,772.40	10,944.29	6,033.42	5,018.55	6,101.14	5,275.83
Apr		8,724.97	6,890.38	5,024.26	4,940.13	5,307.93	5,779.98
May		9,556.91	6,966.97	4,711.85	6,083.67	4,780.21	6,071.96
Jun		10,338.00	7,718.25	6,855.98	6,272.71	6,394.51	6,236.43
Jul		8,523.37	6,993.61	4,138.53	5,356.97	5,594.96	5,572.65
Aug		9,953.90	6,857.28	4,948.70	4,624.02	4,831.51	4,649.32
Sep		10,838.59	9,653.71	6,093.85	5,849.90	5,576.51	5,558.32
<b>Totals</b>	59,078.46	106,813.47	85,567.32	62,829.16	64,440.87	62,651.07	65,373.71
		<b>FY15</b>	<b>FY14</b>	<b>FY14</b>	<b>YTD I/D</b>		
		59,078.46	48,877.73	20.87%			