

# AMENDED AGENDA

## FATE DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING

JULY 31, 2019  
6:00 P.M.

FATE CITY HALL  
1900 CD BOREN PARKWAY

NOTICE IS HEREBY GIVEN THAT THE FATE DEVELOPMENT CORPORATION BOARD OF DIRECTORS WILL HOLD A MEETING AT 6:00 P.M. ON WEDNESDAY, JULY 31, 2019 AT FATE CITY HALL, 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

### NOTICE OF ATTENDANCE:

NOTICE is hereby given that a quorum of the City Council may be in attendance at the Fate Development Corporation Meeting July 31, 2019 being held at Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

### 1. CALL TO ORDER AND CONFIRM A QUORUM

### 2. FATE DEVELOPMENT CORPORATION ACTION ITEMS

- A. Discuss, Consider, And Take Any Necessary Action Regarding Electing A Vice-President For The Fate Development Corporation.
- B. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Fate Development Corporation Meeting Held May 9, 2019.

documents:

[2019.5.9-minutes.pdf](#)

- C. Discuss, Consider, And Take Any Necessary Action Regarding Downtown Revitalization
- D. Discuss, Consider, And Take Any Necessary Action Regarding The Fate Development Corporation Proposed Fiscal Year 2019-2020 Budget.

documents:

[staff summary - fdc budget fy2019-2020.pdf](#)

- E. Discuss, Consider, And Take Any Necessary Action Regarding Future Fate Development Corporation (FDC) Programming: FDC Quarterly Meetings, Special Events, Small Business Mentoring, And Other Workshops.

### 3. ADJOURNMENT

In addition to any executive session already listed above, the Fate Development Corporation Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultations with Attorney

§551.072 Deliberations regarding Real Property

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

This building is wheelchair accessible. Any request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-4601 Ext. 103 for further information.

I certify that the above NOTICE OF MEETING was filed and posted on the Bulletin Board at City Hall, 1900 CD Boren Parkway, City of Fate, Texas on the 26th day of July, 2019, at 9:02 A.M. and remained so posted until removed as indicated below, pursuant to the Texas Open Meetings Act. This notice was likewise posted on the city website at [www.cityoffate.com](http://www.cityoffate.com).

Jessica Larson, Deputy City Secretary

Removed from the Bulletin Board at City Hall on the \_\_\_\_ day of \_\_\_\_\_, 2019, by  
\_\_\_\_\_.

**MINUTES OF THE FATE DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
MAY 9, 2019**

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**NOTICE OF ATTENDANCE**

**NOTICE is hereby given that a quorum of the City Council may be in attendance at the Fate Development Corporation Meeting May 9, 2019 being held at Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.**

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**1. CALL TO ORDER AND CONFIRM A QUORUM**

President Lance Megyesi called the meeting of the Fate Development Board to order at 6:05 p.m. on the 9<sup>th</sup> day of May, 2019 at Fate City Hall located at 1900 CD Boren Parkway, Fate, Texas.

City Secretary Victoria Raduechel confirmed the presence of a quorum.

**Board Members Present:**

Lance Megyesi, President  
David Billings, Vice President  
Blake Buchanan  
Steve Herrmann  
Ian Fields (arrived at 6:56 p.m.)

**Board Members Absent:**

Blake Overton  
Mike Reynolds

**City Staff Present:**

Michael Kovacs, City Manager  
Justin Weiss, Assistant City Manager  
Victoria Raduechel, City Secretary

**2. FATE DEVELOPMENT CORPORATION ACTION ITEMS**

A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Fate Development Corporation Meeting Held April 4, 2019.

Board Member Blake Buchanan moved to approve the Minutes of the Fate Development Corporation Meeting held on April 4, 2019.

Board Member Steve Herrmann seconded the motion.

There was no discussion and the vote on the motion was as follows:

Ayes: President Lance Megyesi and Board Members David Billings, Steve Herrmann, and Blake Buchanan.

Nays: None

President Lance Megyesi declared the motion carried unanimously.

B. Discuss, Consider, And Take Any Necessary Action Regarding Draft Economic Development Strategic Plan.

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City Secretary's Note: Board Member Ian Fields arrived at 6:56 p.m.

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Assistant City Manager Justin Weiss reported the Draft Economic Development Strategic Plan is the result of an initiative to gather citizen input by means of two public workshops related to Economic Development within the City of Fate. Board Members provided feedback regarding the draft plan which resulted in a lengthy discussion among the Board Members and City Staff, at which time City Manager Michael Kovacs and Assistant City Manager Justin Weiss answered questions from the board. The Board expressed the need for a Downtown/Main Street Manager and to make the draft plan more actionable and link it to the Council short, mid, and long-term goals. Further discussion was held regarding possible funding sources for the next phase of the downtown revitalization. Assistant City Manager closed the discussion reporting the next step regarding the draft plan is Board Member David Billings will go through the draft plan and update it to make the draft plan more actionable/readable and add a section for a Downtown/Main Street Manager.

### **3. ADJOURNMENT**

There was no further business before the Fate Development Corporation and Board Member Steve Herrmann moved to adjourn.

Board Member David Billings seconded the motion.

There was no discussion and the vote on the motion was as follows:

Ayes: President Lance Megyesi and Board Members David Billings, Steve Herrmann, Blake Buchanan, and Ian Fields.

Nays: None

President Lance Megyesi declared the motion carried unanimously and the Fate Development Corporation meeting adjourned at 7:20 p.m.

**APPROVED BY THE FATE DEVELOPMENT BOARD ON THE \_\_\_\_ DAY OF \_\_\_\_, 2019.**

**APPROVED:**

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David Billings, President

**ATTEST:**

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Victoria Raduechel, TRMC  
City Secretary



## Fate Development Corporation Staff Summary

To: President & Fate Development Corporation Board Members

From: Justin Weiss, Assistant City Manager; Michael Kovacs, City Manager

Date: July 31, 2019

**Agenda Item & Caption:** Discuss and consider approving the proposed FY 2019-2020 budget.

**Action Requested: Approve the attached budget for FY 2019-2020**

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**Overview and Background:** Per the bylaws of the Fate Development Corporation, "At least 60 days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. A copy of the proposed budget shall be delivered to the City at least thirty (30) days prior to its adoption. A copy of the budget as finally adopted shall be delivered to the City."

In 2015, the Fate Development Corporation entered into an agreement with the City of Fate to provide administrative services to the FDC. It is proposed that the FDC funds 75% of the Assistant City Manager (Economic/Community Development), 10% (a decrease from 25% in previous years) of the City Manager (FDC Executive Director), and shares in approximately 10% of the cost for administrative support positions such as: City Secretary (FDC Secretary), Finance Director (FDC Treasurer), Assistant to the City Manager / Deputy City Secretary, Public Works Director, Director of Community Services and Building Safety, Planning & Development Director, Engineering, and Legal Services. Estimated total cost for the administrative services provided, not including overhead, amounts to approximately \$250,186. However, the proposed payment and transfer to the general fund in this budget is \$220,000.00.

Sales tax revenues have outpaced forecasts over the past few years and while factoring the growth in revenue, this budget still represents a modestly conservative approach in forecasted revenues at \$338,051. The beginning fund balance of \$240,572 for FY 2019-2020 is from the proposed ending fund balance of the projected FY 2018-2019 budget. Notable items in this budget are: \$250,000 for the continuation of the downtown revitalization project (contingency); \$25,000 for the façade grant program, and \$40,000 to share in the cost of relocating grocery store utilities – a carryover from previous budgets.

The proposed ending fund balance for FY 2019-2020 is \$7,623.

### Supporting Documents:

- Proposed Budget for FY 2019-2020

**EXHIBIT A: PROPOSED BUDGET FY 19-20**

Fate Development Corporation		
	FY 18-19 Projected Budget	FY 19-20 Proposed Budget
Beginning Fund Balance	215,854	240,572
Sales Tax Revenues	322,685	338,051
Investment / Other Income	4,033	1,000
Expenditures		
Supplies	3,000	3,000
Contractual		
Support of Community Events	12,000	12,000
Public Communications (Promos/Marketing)	12,000	12,000
Consulting Services	15,000	10,000
Façade Grant Program	50,000	25,000
Downtown / Contingency (Park, FY19 Rollover)	-	250,000
Incentive to Developer (Grocery Store Utilities)	-	40,000
FDC Administrative Expense	210,000	220,000
Ending Fund Balance	240,572	7,623

**PASSED AND APPROVED BY THE FATE DEVELOPMENT CORPORATION ON THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2019.**

**APPROVED:**

\_\_\_\_\_  
David Billings, President

**ATTEST:**

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Victoria Raduechel, TRMC  
City Secretary