

**MINUTES**  
**State of Texas**  
**County of Denton**  
**City of Justin**

**Justin Community Development Type B Corporation Meeting–February 27, 2018**

The Justin Community Development Type B Corporation convened into a regular meeting, the same being open to the public the 27th day of February 2018, at 7:00 p.m. in the Justin Economic Development Building at 117 W. 4th, Justin, Texas, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit:

Board Members: Mike Russ, Liz Johnson, Sonja Goodman, Chris Norris  
Staff: Executive Director Shani Bradshaw  
Absent: Bonnie Knowles and Johanna Belwood

**I. CALL TO ORDER**

Meeting was called to Order at 7:00pm and Sonja Goodman provided the Invocation.

**II. INTRODUCGTION OF GUEST AND CITIZEN COMMENTS FOR ITEMS NOT LISTED ON THE AGENDA**

John Mounce, City Council member and business owner.  
Jeff Gastineau, EDC Board member  
Julia Guderian, Resident

**III. CONSENT ITEMS**

1. Discuss, consider and act on approval of minutes from the November 23, 2017 CDC meeting.

Board member Johnson made a motion to approve the minutes from the November 23 CDC meeting.

Seconded by: Board member Norris  
Aye Votes: Board members Russ, Johnson, Goodman, Norris  
Motion Carries

**IV. ACTION ITEMS**

2. Discuss, consider and act on January 2018 Financial Statements.

Board member Johnson made a motion to approve the January 2018 Financial Statements.

Seconded by: Board member Norris  
Aye Votes: Board members Russ, Johnson, Goodman, Norris  
Motion Carries

3. Discuss, consider and act on Site Improvement Grant and Agreement for proposed strip center located at 815 W. 1<sup>st</sup> Street, Justin, Texas.

Discussion was held.

Board member Goodman made a motion to remove the word benefits from section 3G, reference parking lot expenditures in section 4A and have attorney Jeff Moore clarify defaults in section 8, then allow the Board officers to review the changes before taking the agreement to City Council for final approval.

Seconded by: Board member Norris

Aye Votes: Board members Russ, Johnson, Goodman, Norris

Motion Carries

4. Discuss, consider and act on Economic Development Incentives Policy.

Discussion was held.

Board member Johnson made a motion to remove the word priorities and replace with areas of interest and remove the wording minimum impact on environment under section B.

Seconded by: Board member Goodman.

Aye Votes: Board members Russ, Johnson, Goodman, Norris

Motion Carries

5. Discuss, consider and act on the Retail Coach.

Discussion was held. Shani said she would make arrangements to have Aaron Farmer with the Retail Coach give a presentation to both boards during a joint meeting.

No action taken.

6. Discuss, consider and act on CDC Bylaws.

Board member Norris made a motion to approve the changes made under Article II Board of Directors in the CDC Bylaws

Seconded by: Board member Johnson.

Aye Votes: Board members Russ, Johnson, Goodman, Norris

Motion Carries

## V. WORKSHOP ITEMS

## VI. MONTHLY STAFF REPORT AND UPDATES

6. Office Assistant

8. Upcoming Events, Meetings and Trainings

9. Monthly Sales Tax Report

Executive Director, Shani Bradshaw provided updates.

**VII. EXECUTIVE SESSION**

The Justin Community Development Corporation reserves the right to adjourn into Executive Session at anytime during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code Section 551.071 (Consult with Attorney), 551.072 ( Deliberation about Real Property), 551.074 (Personnel Matters), 551.087 (Deliberations about Economic Development)

10. Consider and act on items discussed in Executive Session.

**VIII. FUTURE AGENDA**

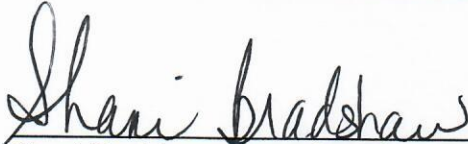
**IX. ADJOURNMENT**

Board member Johnson made a motion to adjourn.

Seconded by: Board member Norris

Ayes votes: Board members Russ, Johnson, Goodman, Norris

Board President Mike Russ adjourned the meeting at 8:46pm.



Shani Bradshaw, Executive Director