

**MINUTES OF THE FATE DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
APRIL 4, 2019**

---

**NOTICE OF ATTENDANCE**

**NOTICE is hereby given that a quorum of the City Council may be in attendance at the Fate Development Corporation Meeting April 4, 2019 being held at Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.**

---

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

President Lance Megyesi called the meeting of the Fate Development Board to order at 6:01 p.m. on the 4<sup>th</sup> day of April, 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 (arrived at 6:25 p.m.)  
Steve Herrmann  
Blake Overton  
Ian Fields  
Mike Reynolds

**Board Members Absent:**

None

**City Staff Present:**

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

**2. PRESENTATIONS**

**A. Fate Development Corporation Board Of Directors Service Recognition**

On behalf of the City Council, Mayor Megyesi recognized Mike Reynolds, Ian Fields, and Blake Overton (non-council members of the FDC) for their service on the FDC and to the Community and provided them with a Fate lapel pin.

**B. Downtown Revitalization Project**

Assistant City Manager Justin Weiss provided a brief overview of the Downtown Revitalization Project at which time he answered questions from the Board related to the

same. Mr. Weiss displayed a video of drone footage providing a bird's eye view of the construction taking place in downtown. Mr. Weiss explained the construction in downtown has impacted the downtown businesses and further explained the City is doing everything it can to showcase and market the businesses.

### C. Facade Grant Program

---

City Secretary's Note: Board Member Blake Buchanan arrived at 6:25 p.m.

---

Assistant City Manager Justin Weiss provided the Board with a brief update on the Façade Grant Program reporting Along Came Tamale and God Loves Kids have received façade grants. Mr. Weiss showed the progress of the renovations made thus far for each of the recipients as well as the improvements that will still take place. Mr. Weiss answered questions from the Board related to the Façade Grant Program and discussion ensued regarding the Façade Grant Program Guidelines and budget.

### 3. FATE DEVELOPMENT CORPORATION ACTION ITEMS

A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Fate Development Corporation Meetings Held On June 28, 2018, November 12, 2018, And December 17, 2018.

Board Member Ian Fields moved to approve the Minutes of the Fate Development Corporation Meetings held on June 28, 2018, November 12, 2018, and December 17, 2018.

Board Member Blake Overton 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, Blake Overton, Ian Fields, and Mike Reynolds.

Nays: None

President Lance Megyesi declared the motion carried unanimously.

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

Assistant City Manager Justin Weiss provided a brief overview of the agenda item reporting the City engaged Catalyst Commercial to create an economic strategic plan through a series of workshops with the City Council, Fate Development Corporation, Fate Municipal Development District, Planning and Zoning Commission, and City staff. The purpose of the initiative was to create a blueprint for Fate's economic development strategy. This includes a roadmap to create and expand jobs, enhance prosperity for Fate's businesses, and enhance quality of life for Fate's residents. The plan addresses policies in three major areas:

- Promote employment and sustainable growth of Fate's local economy.

- Maintain and enhance services and infrastructure.
- Improve the business environment through place-making principles, incentives, marketing, business retention and expansion, and commercial development.

Mr. Weiss reported the draft plan includes core values, SWOT analysis, and an action plan. Discussion ensued among the Board and City staff regarding the draft plan at which time Mr. Weiss and City Manager Michael Kovacs answered questions from the Board. Mr. Weiss suggested the board take time to review the draft plan and schedule a future meeting for further discussion. No action was taken on this item.

**C. Discuss, Consider, And Take Any Necessary Action Regarding Administrative Services Contract Between The Fate Development Corporation And The City Of Fate**

Board President Lance Megyesi reported he asked Assistant City Manager Justin Weiss about the Administrative Services Contract between the FDC and the City because of differences in the February 2019 Financial Report that was presented to the City Council. President Megyesi explained the FDC administrative services budget is \$210,000 but the financial report shows expenditures in excess of \$300,000 and expressed concern for the difference. Mr. Weiss explained the additional funds are being spent from fund balance. President Megyesi requested a detailed summary of what has been spent and what was spent from fund balance. City Manager Michael Kovacs reported he will work with President Megyesi and provide the requested information to the Board. No action was taken on this item.

**4. EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE FATE DEVELOPMENT CORPORATION WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:**

A. In Accordance With Texas Government Code, Section 551.087, To Discuss Or Deliberate Regarding Commercial Or Financial Information That The City Has Received From A Business Prospect That The City Seeks To Have Locate, Stay, Or Expand In Or Near The Territory Of The City Of Fate And With Which The City Is Conducting Economic Development Negotiations; And To Deliberate The Offer Of A Financial Or Other Incentive To The Business Prospect:

1. Mixed Use Development Project Located At The Northwest Corner Of FM 551 And Interstate 30
2. Mixed Use Development Project Located At The Northeast, Southeast, And Southwest Corners Of FM 551 And Interstate 30
3. Downtown Central Business Area

The items were read and President Lance Megyesi recessed the meeting at 7:56 p.m. and convened Executive Session at 8:00 p.m.

**5. RECONVENE INTO REGULAR SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE FATE DEVELOPMENT CORPORATION WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

The Executive Session was adjourned at 8:20 p.m. and President Lance Megyesi reconvened the meeting of the Fate Development Corporation at 8:22 p.m.

There was no action taken on items discussed in Executive Session.

**6. ADJOURNMENT**

There was no further business before the Fate Development Corporation and Board Member Blake Overton 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, Blake Overton, Ian Fields, and Mike Reynolds.

Nays: None

President Lance Megyesi declared the motion carried unanimously and the Fate Development Corporation meeting adjourned at 8:23 p.m.

**APPROVED BY THE FATE DEVELOPMENT BOARD ON THE 9<sup>th</sup> DAY OF May, 2019.**

**ATTEST:**



*Victoria Raduechel*

Victoria Raduechel, TRMC  
City Secretary

**APPROVED:**

*Lance Megyesi*  
Lance Megyesi, President