



**MINUTES OF REGULAR MEETING
FOR MUNICIPAL DEVELOPMENT DISTRICT
THURSDAY, AUGUST 10, 2023, AT 6:00 P.M.
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order – **6:02 P.M.**

1. Roll Call: **President Knox; Members Zuczek and Coronado. Paus arrived at 6:12 P.M.**
2. Citizen Input for Items both ON and NOT on the Agenda
None.

Item 5 moved forward.

5. Updates:
 - a. Review of Financials
 - b. Local Development Update
 - c. Website Analytics
 - d. US 380 Update

Town Administrator Gilbert gave all updates.

EXECUTIVE SESSION – 6:15 P.M. to 8:24 P.M.

3. The Municipal Development District will convene into Executive Session pursuant to the following:
 - a. Texas Government Code, Section 551.072 - Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: 1151 FM 424 Lease; Project Alpha
 - b. Texas Government Code, Section 551.087 - Deliberation Regarding Economic Development Negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.
 - a. Project Alpha
 - b. Project Bravo
 - c. Project Charlie
4. Take action as may be necessary or appropriate on matters discussed in Executive Session.

Item 5 moved to after Item 2.

~~5. Updates:~~

- ~~a. Review of Financials~~
- ~~b. Local Development Update~~
- ~~c. Website Analytics~~
- ~~d. US 380 Update~~

6. Discuss and consider approval of the June 8, 2023, Meeting Minutes.

Motion to approve June Meeting Minutes made by Zuczek;

Second by Coronado;

Passed 4 to 0.

7. Receive a report, discuss and consider activities related to business retention surveys and the action items received by Mundo and Associates.

Project No. 1:

Motion to approve to made by Paus;

Second by Zuczek;

Passed 4 to 0.

Project No. 2 MDD funds for Sonic sign:

Motion to deny request to provide funds for Sonic sign made by Zuczek;

Second by Paus;

Coronado voted no;

Motion to deny passed 3 to 1.

Project No. 3 food trucks:

Motion to table food truck discussion made by Paus;

Second by Coronado;

Motion to table discussion passed 4 to 0.

Project No. 4 digital welcome packet

No action.

Project No. 5 coupon program

No action.

Project No. 6 digital sign rental

No action.

8. Discuss and consider the FY 2023 Budget Amendment and the FY 2024 Proposed Budget including Council directives for project funding related to communications.

Motion to approve made by Coronado;

Second by Paus;

Passed unanimously.

9. Receive a presentation from Retail Strategies.

No presentation.

10. Request for future agenda items.

Projects 3 through 6 and business retention.

11. Adjourn – 9:29 P.M.

A handwritten signature in blue ink, appearing to read "John Knox".

John Knox, MDD President

Steve Zuczek

A handwritten signature in blue ink, appearing to read "Donna Butler".

Donna Butler, Town Secretary