

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council and the Grapevine 4B Economic Development Corporation Board of Directors of the City of Grapevine, Texas met in Executive Session on this the 12th day of December, 2013 at 8:00 a.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

C. Shane Wilbanks	Mayor Pro Tem/4B Vice President
Sharron Spencer	Council Member/4B Member
Roy Stewart	Council Member
Darlene Freed	Council Member/4B Member
Mike Lease	Council Member
Chris Coy	Council Member/4B Member
Martin Honeycutt	4B Member
Matt Carnes	4B Member
Cory Halliburton	4B Member

constituting a quorum, with Mayor/4B President William D. Tate absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew Boyle	Assistant City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Pro Tem Wilbanks called the meeting to order at 8:03 a.m.

ITEM 1. EXECUTIVE SESSION

Mayor Pro Tem Wilbanks announced the City Council and the Grapevine 4B Economic Development Board of Directors would conduct a closed session regarding:

(A) Real property relative to deliberation or the exchange, lease or value of real property relative to economic development pursuant to Section 551.072, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Wilbanks asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated the City Council and the 4B Economic Development Corporation Board of Directors met in Executive Session discussing the potential purchase by the City from the Gardens of Grapevine of 185 acres, currently in bankruptcy, bounded by FM2499 on the west, State Highway 121 North on the east and Grapevine Mills Boulevard to the south. The purchase price for the subject tract is \$29.5 million. In November 2013, the

City had an appraisal performed by Ben Dyess and Associates which estimated the value of the property at \$43 million. The City's purpose in this purchase is to remove the property from bankruptcy; perform a master plan; and to market the property for sale to recoup the investment.

As a result of the closed session, Assistant City Attorney Matthew Boyle presented to the 4B Board a resolution authorizing the expenditure of up to \$29.5 million in 4B Economic Development Corporation funds for the purchase of real estate, including the use of up to \$10 million of 4B fund balance; contingent upon the reimbursement of 4B funds in the event of the sale of all or a part of the real estate being acquired; and authorizing the publication of the notice relative to the issuance of debit for the remaining \$19.5 million consistent with and pursuant to Chapter 505 of the Local Government Code. Assistant City Attorney Boyle stated during this public meeting, the 4B Board would conduct a public hearing to receive public comment and then consider the presented resolution.

Grapevine 4B Vice President Wilbanks declared the public hearing open. Vice President Wilbanks asked if anyone wished to speak and it was noted that no one present wished to speak.

Following comments by 4B Board Member Freed relative to involvement with speculative real estate investing and the scheduling of an additional public hearing, Assistant City Attorney Boyle stated that Section 2 of the proposed resolution affirms the publication of an additional notice of a public hearing to be held prior to the issuance of the debit and that the City Council would conduct a public hearing on Tuesday, December 17, 2013.

4B Board Member Honeycutt, seconded by 4B Board Member Halliburton, offered a motion to approve the resolution as presented. The motion prevailed by the following vote:

Ayes: Wilbanks, Spencer, Honeycutt & Halliburton
 Nays: Freed & Carnes
 Absent: Tate

RESOLUTION NO. 4B 2013-02

A RESOLUTION OF THE GRAPEVINE 4B ECONOMIC
 DEVELOPMENT CORPORATION OF THE CITY OF
 GRAPEVINE, TEXAS, AUTHORIZING THE EXPENDITURE
 OF CORPORATION FUNDS FOR THE PURCHASE OF REAL
 ESTATE AND PROVIDING AN EFFECTIVE DATE

NOTE: There being no further 4B Board business to consider, the 4B Board meeting was adjourned.

Mayor Pro Tem Wilbanks stated the public would have an opportunity to offer comments during a public hearing on Tuesday, December 17, 2013 and Assistant City Attorney Boyle stated the public would also have an additional opportunity to comment during a future public hearing prior to the issuance of the debt.

City Manager Rumbelow requested the City Council authorize the expenditure of up to \$29.5 million of 4B Economic Development Corporation funds for the purchase of the 185 acres of real estate, including the use of up to \$10 million of the 4B fund balance.

Council Member Stewart, seconded by Council Member Lease, offered a motion to approve as recommended. The motion prevailed by the following vote:

Ayes: Wilbanks, Spencer, Stewart & Lease
Nays: Freed & Coy
Absent: Tate

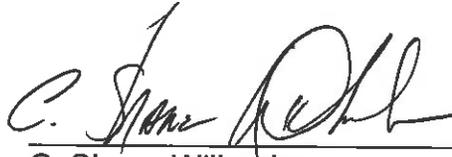
ADJOURNMENT

Council Member Freed, seconded by Council Member Lease, offered a motion to adjourn the meeting at 9:29 a.m. The motion prevailed by the following vote:

Ayes: Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None
Absent: Tate

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 7th day of January, 2014.

APPROVED:



C. Shane Wilbanks
Mayor Pro Tem



ATTEST:



Jodi C. Brown
City Secretary