



**City of Keller**  
**Economic Development Board**  
**Meeting Minutes**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

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**Monday, September 18, 2023**

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**REGULAR MEETING 6:00 P.M.**

**A. CALL TO ORDER**

Mayor Armin Mizani called the meeting to order at 6:02 PM.

The following board members were present:

Mayor Armin Mizani  
Bev Dixon  
Bassel Korkor  
Bob Stephenson  
Ashley Hernandez  
Clay Starling  
Loren Whitten  
Jim Fletcher

Administrative personnel present were:

Mark R. Hafner, City Manager  
Mary Culver, Economic Development Director  
Siale Langi, Economic Development Specialist

**B. EXECUTIVE SESSION**

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) 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 described by Subdivision.

- a. [137 East Hill Street](#)
- b. [957 Keller Parkway](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Items 1a and 1b if necessary.

### C. MINUTES

1. [Consider the approval of the minutes of the regular meeting on August 21, 2023.](#)

**Mr. Clay Starling motioned to approve the minutes as presented. Mr. Bob Stephenson provided a second and the motion passed unanimously.**

### D. NEW BUSINESS

1. [Consider a City of Keller Façade Improvement Grant request for 136 E Hill Street, Keller, TX 76248.](#)

Items D-1, D-2, D-3, and D-4 were presented simultaneously, before action was taken in consecutive order on the requests.

Mr. Siale Langi presented the \$10,000 grant request for eligible improvements which included the installation of a matching gable, repair and painting the structure, and installation of new sod and irrigation. The total estimated cost of all grant eligible facade improvements is \$21,000.

**Mr. Bassel Korkor motioned to recommend approval of the request, Mrs. Ashley Hernandez seconded and the motion passed unanimously.**

2. [Consider a City of Keller Façade Improvement Grant request for 126 E Taylor Street, Keller, TX 76248.](#)

Items D-1, D-2, D-3, and D-4 were presented simultaneously, before action was taken in consecutive order on the requests.

Mr. Siale Langi presented the \$10,000 grant request for eligible improvements which included: enclosing the porch and reorienting the main entrance; replacing the existing ramp with concrete and new railing and also reorienting to match the new entrance; repair damaged siding and install matching siding on the extension; exterior paint and signage. The total estimated cost of all grant eligible facade improvements is \$70,800.

**Mr. Bassel Korkor motioned to recommend approval of the request, Mr Clay Starling seconded and the motion passed unanimously.**

3. [Consider a City of Keller Façade Improvement Grant request for 413 Keller Parkway, Keller, TX 76248.](#)

Items D-1, D-2, D-3, and D-4 were presented simultaneously, before action was taken in consecutive order on the requests.

Mr. Siale Langi presented the \$8,930 grant request for eligible improvements which included: replacement of the main door with an ornamental door; exterior signage; installation of solar screens to match with the other existing buildings within the business park; and replacing shrubs and plantings. The total estimated project cost of all grant eligible facade improvements is \$8,930.

After the presentation and discussion of the application, the Economic Development Board encouraged the applicant to provide renderings of the improvements as well as the total project cost to help illustrate the total scope of the improvements on the property.

**Mr. Bassel Korkor motioned to recommend approval of the request, Mrs. Ashley Hernandez seconded and the motion failed by a vote of 3 to 4.**

**A second motion was made by Mayor Armin Mizani to recommend denial of the request, Mr. Clay Starling seconded and the motion passed by a vote of 4 to 3.**

4. [Consider a City of Keller Façade Improvement Grant request for 137 E Hill Street, Keller, TX 76248.](#)

Items D-1, D-2, D-3, and D-4 were presented simultaneously, before action was taken in consecutive order on the requests.

Mr. Siale Langi presented the \$10,000 grant request for eligible improvements which included: repairing and replacing damaged bricks and siding; repainting the eaves, trim, fascia and handrails; installation of exterior lighting and lot lighting; and landscaping. The total estimated cost of all grant eligible facade improvements is \$37,000.

**Mr. Clay Starling motioned to recommend approval of the request, Mr. Bob Stephenson seconded and the motion passed unanimously.**

## E. ADMINISTRATIVE COMMENTS

1. [Receive an Economic Development Update.](#)

Mrs. Mary Culver provided board members with an economic development update which included upcoming events, new business openings, recruitment and expansion efforts, recent City Council actions, and status updates on upcoming commercial developments.

## F. EXECUTIVE SESSION

Mayor Armin Mizani recessed the Keller Economic Development Board meeting at 6:56 PM so that the Board could go into Executive Session to consider matters allowed therein and as stated in the agenda.

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) 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 described by Subdivision.

a. [137 East Hill Street](#)

b. [957 Keller Parkway](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Items 1a and 1b if necessary.

**Mr. Bob Stephenson motioned to recommend approval of Item F1a presented in the executive session and Mr. Clay Starling seconded and the motion passed unanimously.**

**Mr. Bassel Korkor motioned to recommend approval of Item F1b presented in the executive session and Mr. Bob Stephenson seconded and the motion passed unanimously.**

## **G. ADJOURN**

**Mr. Bob Stephenson motioned to adjourn the meeting, Mr. Bassel Korkor seconded and the motion passed unanimously. The meeting was adjourned at 7:53 PM.**

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Chairperson

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Staff Liaison