



City of Keller
Economic Development Board
Meeting Minutes

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

Monday, December 20, 2021

KELLER ECONOMIC DEVELOPMENT BOARD ORIENTATION 5:00 P.M.

A quorum of Keller Economic Development Board Members may be present.

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER

Mayor Armin Mizani called the meeting to order at 6:03 p.m.

The following Board Members were present:

Mayor Armin Mizani
Councilwoman Sheri Almond
Jeff Plant
Bassel Korkor
Bob Stephenson
Erik Leist
Clay Starling
Loren Whitten
Nate Bernklau
Matt Matthews

Administrative personnel present were:

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

Consultant present:

Greg Last, EDP Best Practices, LLC

B. MINUTES

1. [Consider the approval of the minutes of the Joint Meeting of the Keller City Council & Economic Development Board on October 18, 2021.](#)
Mr. Bob Stephenson motioned to approve the minutes as presented. Councilwoman Sheri Almond seconded, and the motion passed unanimously.
2. [Consider the approval of the minutes of the regular meeting on November 15, 2021.](#)

Mr. Bob Stephenson motioned to approve the minutes as presented. Councilwoman Sheri Almond seconded, and the motion passed unanimously.

C. NEW BUSINESS

- 1. [Consider an update to the City of Keller Comprehensive Policy on Economic Development Incentives.](#)

Mrs. Mary Culver presented an update to the City of Keller Comprehensive Policy on Economic Development Incentives which includes the addition of Equipment Purchase/Lease/Loan Guarantee, Sales, Lease or Exchange of land or buildings; Employment related incentives; and support for state and federal incentives. Updates to the policy includes the removal of the following: Neighborhood Empowerment Zones; Old Town Keller Façade Improvement Matching Grant; potential removal or update to Fast Track Permitting and the removal of language not recognized by the State of Texas regarding local incentives.

Mr. Bob Stephenson motioned to approve the update to the City of Keller Comprehensive Policy on Economic Development Incentives with the following amendments: the addition of clarifying verbiage to sections 1.2 and 1.4; removal of 1.3; addition of a clarifying statement in 5.9; the inclusion of the Economic Development Board in the application review process in 7.6.1; and clarifying verbiage to 7.6.2. Councilwoman Sheri Almond seconded and the motion passed unanimously.

D. ADMINISTRATIVE COMMENTS

- 1. [Receive an Economic Development update.](#)

Mrs. Mary Culver provided board members with an economic development update and review of new businesses opened and commercial activity through the 2021 calendar year. An update on business recruitment and retention efforts, and status updates were also provided.

E. ADJOURN

Mr. Erik Leist motioned to adjourn the meeting, Mr. Bob Stephenson seconded and the motion passed unanimously. The meeting was adjourned at 7:31 p.m.

Chairperson

Staff Liaison