



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, April 18, 2022

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER

Mayor Armin Mizani called called the meeting to order at 6:00 PM

The following Board Members were present:

Mayor Armin Mizani
Councilwoman Sheri Almond
Erik Leist
Clay Starling
Nate Bernklau
Bob Stephenson
Bassel Korkor
JoAnn Malone

Administrative personnel present were:

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

Applicants present were:

Jimmy Archie
Christopher Whatley

B. MINUTES

1. [Consider the approval of the minutes of the regular meeting on February 21, 2022.](#)

Mr. Erik Leist motioned to approve the minutes as presented. Mr. Clay Starling seconded, and the motion passed unanimously.

C. EXECUTIVE SESSION

Mayor Armin Mizani recessed the Keller Economic Development Board meeting at 6:58 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. Project Orion at 1280 and 1300 North Main Street, Keller, TX 76248.](#)

2. [Adjourn into Open Meeting](#)

Mayor Armin Mizani adjourned the Executive Session and reconvened the Open Meeting at 8:08 PM.

D. WORK SESSION

1. [Receive an informational presentation on the North Main Street Overlay District.](#)

Community Development Director, Julie Smith, gave a presentation and led an informational discussion of the proposed North Main Street Overlay District. The purpose of the U.S. Highway 377 North Overlay District is to implement additional development regulations within the U.S. Highway 377 North Corridor Plan, and to ensure health, vibrant development along this all-important thoroughfare. By providing design and zoning criteria that encourages landscaped streets and dynamic development, the overlay can become an economic driver for Main Street and all of Keller.

2. [Discuss potential updates to the City of Keller Economic Development Strategic Business Plan.](#)

Economic Development Director, Mrs. Mary Culver, gave a presentation regarding the current Economic Development Strategic Business Plan adopted in 2019. Recent updates including the adopted Future Land Use Plan (2021), Tax Increment Reinvestment Zone #2, the updated Facade Improvement Grant and Comprehensive Incentive policies were highlighted and identified as drivers for a need to update the strategic plan.

E. NEW BUSINESS

1. [Consider Chapter 380 Economic Development Incentive Request for Project Orion located at 1280 and 1300 North Main Street, Keller, TX 76248.](#)

Mr. Bassel Korkor motioned to recommend approval of the Economic Development Incentive Request. Mr. Clay Starling seconded the motion and the motion passed unanimously.

2. [Consider a City of Keller Façade Improvement Grant request for 120 E Hill Street, Keller, TX 76248.](#)

Mr. Siale Langi presented the \$10,000 grant request for eligible projects which include replacing wooden ramp, porch rails, and hand rails with cement and wrought iron, stone veneer to steps, porch, and ramp, landscaping and curbing along the front of the property, replacing aged wood posts with larger cedar posts, and painting the building. The total cost of the project has been quoted at \$23,378.75.

Mr. Erik Liest motioned to recommend approval of the application as presented, Mr. Bob Stephenson seconded and the motion passed unanimously.

F. ADMINISTRATIVE COMMENTS

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

Mrs. Mary Culver provided board members with an economic development update which included new business openings, business recruitment and retention efforts, business relocations and status updates on businesses and current commercial developments.

G. ADJOURN

Mr. Bob Stephenson motioned to adjourn the meeting, Mr. Nate Bernklau seconded and the motion passed unanimously. The meeting was adjourned at 9:02 PM.

Chairperson

Staff Liaison