



**MINUTES  
CITIZEN BOND SUBCOMMITTEE  
ECONOMIC DEVELOPMENT-COMMERCIAL  
COMMUNITY RECREATION CENTER  
OAK ROOM  
14050 HEARTSIDE  
FARMERS BRANCH, TEXAS 75234  
June 16, 2016  
7:00 p.m.**

**Members Present:** Casey Winters, Michael Driskill, Vincent Montenegro, Tamara Cleghorn, Marcus Miller, Casey Hougen, Joan O'Shea

**Members Absent:** Colin Eddy

**Staff Present:** Community Services Director Andy Gillies

**1. CALL TO ORDER**

Subcommittee Chairman Marcus Miller called the meeting to order at 7:03 p.m.

**2. APPROVAL OF THE MINUTES**

Motion made by Michael Driskill to approve the minutes with corrections from the June 2, 2016 subcommittee meeting. Motion seconded by Joan O'Shea. *Motion approved unanimously.*

**3. PRESENTATION AND DISCUSSION ABOUT CITY SUPPORTED INCUBATORS AND SMALL BUSINESS STARTUPS**

Andy Gillies reviewed previous discussion from the last meeting regarding warehouse adaptive re-use and small business incubators and then introduced local entrepreneur Todd Viegut, a co-founder of Tech Wildcatters, ranked among top 10 seed accelerators for startups. Mr. Viegut shared his business history with many startup companies locally, nationally and internationally. He outlined how tech incubators come together, recruitment of investors for seed money, acquisition of work/living space and the commitment from the business community to provide mentoring and support to new startups. Mr. Viegut emphasized the high probability for economic failure and the low probability for economic success in these endeavors citing after six years only one company sold for \$7.5 million. He mentioned the Treehouse in Addison is a co-sharing environment housing 1) the Economic Development Committee for the City of Addison, 2) a seed incubator and 3) a co-sharing office for small businesses. Mr. Viegut compared criteria for a co-habiting environment for young startups versus a seed incubator stating each has a different agenda from a community standpoint. He stressed the importance of knowing why we want to do this as a city and what we want to get out of it. He suggested a city sponsored co-habitat workspace can get things started, particularly through collaboration

with our sister cities internationally, to create recognition and an identity in the tech industry. He described potential space to include an open living area, full kitchen and office space. Mr. Viegut stressed the importance of nearby destinations such as restaurants, bars and living space. He expressed concern about limited access to the Station area from I635 citing no Valley View exit near the Station area will deter businesses from establishing there. Mr. Viegut departed after his presentation.

After lengthy discussion the subcommittee agreed that a tech incubator was more of a program and not a bond issue. The co-habitation space may be considered for a later bond issue perhaps connected with the Eastside development plan. The subcommittee completed discussion of all topics for bond consideration and will continue to flesh out more details for a proposal matrix outlining community benefits and constraints as well specifics for what we really want in the Station Area and the 4-Corners.

**4. SCHEDULE OF FUTURE MEETINGS**

The next scheduled meeting for the subcommittee is Thursday, July 14, 2016 at 7 p.m. at the Community Recreation Center. Mr. Gillies will invite David Claassen, owner of the SW corner of the 4-Corners shopping area at Josey and Valley View to attend and discuss possible collaboration in the development of the 4-Corners area. Mr. Gillies requested that committee members research cool areas to shop and bring ideas to the next meeting. He reminded members to attend the Listening Meetings July 19, 2016.

**5. ADJOURNMENT**

Motion to adjourn was made by Tamara Cleghorn. Motion seconded by Joan O'Shea. *Motion approved unanimously.* The meeting adjourned at 8:38 p.m.

  
Chair

Attest:

  
Secretary