

# WHARTON ECONOMIC DEVELOPMENT CORPORATION

## Minutes

January 16, 2017

President Marshall Francis called the Meeting to order at 12:00 Noon.

Board Members Present: Marshall Francis, Russell Machann, Judd Perry, Bill Ansley, Freddie Pekar and Michael Wootton

Board Members Absent: Al Bryant

Advisory Members Present: None

Advisory Members Absent: Judge Phillip Spenrath, Betty McCrohan, Kent Hill, City Manager Andres Garza, Jr., Marilyn Sebesta,, Gordon Franklin. Mayor Tim Barker, Billie Jones, Tina Herrington, Ron Sanders and Maria Avila

WEDC Attorney Larry Wadler  
Not Present:

Visitors: Keith McGee

Staff Members Present: David L. Schroeder, Chad Odom and Karen Heintschel

**Public Comments:** President Marshall Francis asked if there were any public comments. There were no public comments.

**Minutes of the Regular Meeting held on December 5, 2016.** Director Russell Machann made the motion to approve the minutes of the Regular Meeting held on December 5, 2016 as presented. Director Freddie Pekar seconded the meeting. All voted in favor.

**Update signatories to conduct business transactions on the Wharton Economic Development Corporation's Accounts and Expenditures, approve the issuance of a WEDC credit card and adapt Resolution No. 2017-01 approving signatories and issuance of WEDC credit card.** Director Judd Perry made the motion to:

- A. (Checking/Savings Accounts) Remove David Schroeder as signatory, add Charles D. "Chad" Odom, Executive Director and retain current signatories: Marshall Francis – President, Freddie Pekar – Vice President, Michael Wootton – Secretary and Bill Ansley – Treasurer to co-sign on the administration of the Corporation's Accounts and Expenditures.
- B. (TexPool Account) Remove David Schroeder as signatory, add Charles D. "Chad" Odom, Executive Director and retain Russell Machann – Director as signatories on the account and authorize the Executive Assistant to conduct inquiries only on the account.
- C. (WEDC Credit Card) Approve the issuance of a WEDC credit card in an amount not to exceed \$10,000, approve Executive Director Charles D. "Chad" Odom and Executive Assistant Karen Heintschel as authorized signatories and adopt Resolution No 2017-01 approving the credit card in an amount not to exceed \$10,000 and appoint Executive Director Charles D. "Chad" Odom and Executive Assistant Karen Heintschel as authorized signatories.

D. Adopt Resolution No. 2017-01 Approving Signatories on the Wharton Economic Development Corporation's Accounts and Expenditures, authorizing the issuance of a WEDC credit card in an amount not to exceed \$10,000 and appointing Executive Director Charles D. "Chad" Odom and Executive Assistant Karen Heintschel as authorized signatories on the credit card. If a separate Resolution is required by the institution for the issuance of a credit card, Executive Director Chad Odom will expedite said Resolution to meet the requirements.

Director Michael Wootton seconded the motion. All voted in favor. A copy of Resolution No. 2017-01 is attached.

**FY 2016-2017 Budget Amendment.** Director Michael Wootton made the motion to approve the 2016-2017 Budget Amendment as presented. Director Judd Perry seconded the motion. All voted in favor. Copies of the current FY 2016-17 Budget and the Amended FY 2016-2017 Budget are attached.

### **Report from Executive Director and discussion of:**

**A. Monthly Sales Tax Report.** Mr. Odom provided the Board with copies of Monthly Sales Tax Report.

**B. Required PFIA 2256.023 Report.** Mr. Odom provided the Board with copies of the required PFIA 2256.023 as attached.

**C. Balance Sheet/Commitments.** Mr. Odom provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$887,578 and total liabilities were \$0, net equity being \$887,578. WEDC's FY 2016-2017 Commitments totaled \$937,442.

### **D. Statement of Revenues and Expenditures**

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for December 31, 2016.

### **E. Meetings**

- International Shopping Center Council Conference
- Larry Corey
- Brooke & Laurence Armour
- Site Selectors/Consultants
- James Ooi
- City Council
- H-GAC/Grant
- Realtors
- 9er's - Ali
- David Rodriguez
- Oak Bend
- Andres Garza
- Ron Sanders/Chamber Meeting
- SETH-Realtors
- Barrett Davis
- Subdivision Develop
- Hardman Sign/Chloe
- Munir
- NanYa
- NMTC
- Robert Nuygen

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- A.G. Helton
- Steve Griffin
- Energy Transfer
- Jay Johnson
- Judge Spenrath
- Carolyn Gibson
- Matt Marol
- David McComb

- Dr. Dada
- Will Reed
- USDA Deborah Wright
- Public Restroom Company
- Art Vanderbult
- Mike Patanella
- LDC Board
- Hospital
- John Littman
- H-GLDC
- Beth Ornelas
- Terry Lindsey
- Gary Eldridge
- Wade Wendt
- Berkley Eye Clinic
- TDECU

***F. Prospects expressing an interest in our community for new or expanding businesses are:***

- Assisted Living/Rehab Center/Independent Living Apts.
- RV Park
- Eye Doctor Office
- Retailer
- Convenience Store
- Apex Clean Energy/Wharton
- NMTC/Michele Uri
- Lonnie Williams Call Center
- Rh Development
- Recycle Oil Plant
- Hangers for Airport
- Chris R. Bergwanger
- Italian Restaurant
- Resale Shop
- Goose Neck Trailer Dealership
- Seller of Ag Equipment
- Atlas Life Service
- China FDI
- Outlar Properties
- Great Adventures RV Dealership
- Manufacturer
- Zarsky Lumber
- Uptown Grill
- Apartments
- Subdivision
- Williamsburg Enterprises
- Board walk Gas Line
- Applied Gaia Corp.
- Oak Bend
- Penske
- IR1
- Hardman Signs
- Public Restroom Company
- Dress Shop
- Evelyn’s Soul Food
- California Manufacturer
- Rust Properties
- Child Care
- Senior

Mr. Odom provided a detailed list of meetings and prospects and stated that the monthly sales tax was down. Mr. Schroeder said that sales tax is higher in some months than in others. Mr. Odom said that there would no sales tax generated from the RV Parks themselves, but the tenants would add to the tax base. Mr. Odom reported that WEDC was still waiting for a decision from H-GAC on the entrance sign and that he had contacted Mr. Garza to schedule a meeting with the City and TX Dot pertaining to the signage. He also said Wharton Economic Development Corporation

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that he would be attending the ICSC in Las Vegas in May and that he and Mr. Schroeder would be meeting with Nan Ya regarding New Market Tax Credits. Mr. Odom said that he and Mr. Schroeder had hosted a Chinese Delegation and that he was preparing a packet of information for them. He told the Board that a “Kings and Queens” restaurant would be opening in the previous KFC Taco Bell building.

Director Freddie Pekar made the motion to approve the Executive Directors Report as presented. Director Russell Machann seconded the motion. All voted in favor.

**Executive Session: According to Texas Government Code (Chapter 551, Open Meetings), the Board may conduct a closed executive session for the following reasons: Consultation with attorney §551.071, deliberation regarding real property §551.072, deliberation regarding**

prospective gift §551.073, personnel matters §551.074, deliberation regarding security devices §551.076, deliberation regarding economic development negotiations §551.087. Final action, decision, or vote, if any with regard to any matter considered in Executive Session shall be made in Open Meeting.

The Board adjourned into Executive Session at 12:15 P.M.

**A. §551.087 - Deliberation Regarding Economic Development.**

1. Negotiations of Deals
2. Hwy. 59 and FM 102 Intersection
3. WEDC Grant Funding – The Board may want to review WEDC’s current Business Restoration Grant in regards to the funding of more than one request o the same property.

The Board returned to Open Session at 12:55 P.M.

**A. §551.087 - Deliberation Regarding Economic Development.**

1. Negotiations of Deals. No action taken.
2. Hwy. & FM 102 Intersection. No action taken.
3. WEDC Grant Funding – The Board may want to review WEDC’s current Business Restoration Grant in regards to the funding of more than one request o the same property. No action taken.

**Adjourn:** President Marshall Francis thanked everyone for coming and adjourned the meeting at 1:00 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: \_\_\_\_\_  
Marshall Francis, President

ATTEST:

\_\_\_\_\_  
Michael Wootton, Secretary  
01.16.17