

WHARTON ECONOMIC DEVELOPMENT CORPORATION
Minutes
March 27, 2017

President Marshall Francis called the Meeting to order at 12:08 P.M.

Board Members Present: Marshall Francis, Judd Perry, Bill Ansley and Al Bryant

Board Members Absent: Freddie Pekar, Russell Machann and Michael Wootton

Advisory Members Present: Billie Jones, Marilyn Sebesta, Carolyn Thames, Tina Herrington,
Judge Phillip Spenrath, Gordon Franklin and Ron Sanders

Advisory Members Absent: Betty McCrohan, Kent Hill, City Manager Andres Garza, Jr., Gordon Franklin.
Mayor Tim Barker, Ron Sanders

WEDC Attorney Larry Wadler

Not Present:

Visitors: Joan Andel, Lee Owens, David Barnes, Nichole Shepherd and Keith McGee

Staff Members Present: Chad Odom and Karen Heintschel

Public Comments: President Marshall Francis asked if there were any public comments. Advisory Committee Member Billie Jones said Jerry Wadler was recovering from two surgeries Bruce Williams had passed away and that she and would be attending Francis Crumps funeral. President Marshall Francis said that Freddie Pekar was recuperating from knee problems and was very appreciative of everyone's concerns. Mr. Francis asked that everyone keep all of those affected in their prayers. There were no other public comments.

Applicants address WEDC Board on Incentives requested. There were no requests.

Minutes of the Regular Meeting held on February 20, 2017. Director Judd Perry made the motion to approve the minutes as presented. Director Bill Ansley seconded the motion. All voted in favor.

Networking with Realtors. Mr. Odom said that a local realtor had previously expressed an interested in the area development and was invited to attend the WEDC meetings, but has yet to attend. Mr. Odom said that he and would extend an invitation to all of the realtors to the meetings. No action was taken.

Presentation by Vendors:

1. **Heartland.** Mr. David Barnes with Heartland Parks & Recreation, LLC addressed the Board and described the scope of work provided by Heartland. The Directors thanked him for his presentation and information. No action taken
2. **Marketing Alliance.** Mr. Lee Campbell with Marketing Alliance addressed the Board and provided a power point presentation of websites designed by his company and the cost for the upgrades to WEDC's website. President Marshall Francis thanked him for his presentation and stated that the proposal would be considered in the Budget Amendment.

Review and Consider appointments of:

A. Fiscal Year 2017-18 Budget Committee. The Board elected have the previous Budget Committee members, Directors Michael Wootton, Bill Ansley and Russell Machann, serve as the FY 2017-18 Budget Committee.

B. Committee to review WEDC Personnel and make recommendations. The Board elected to have the previous Personnel Committee members, Directors Freddie Pekar, Al Bryant, Judd Perry and Advisory Committee Member Kent Hill, serve as the FY 2017-18 Personnel Committee. Director Judd Perry suggested and that Mr. Odom conduct the Executive Assistant's review now and have the committee wait until September to conduct the Executive Director's review. All were in agreement.

FY 2016-17 Budget Amendment. Mr. Odom provided the Board with copies of the current FY 2016-17 Amended Budget effective May 1, 2017 and the Proposed Budget Amendment dated March 27, 2017. Mr. Odom explained the bases for the line item adjustments. Director Judd Perry made the motion to approve the FY 2016-17 Amended Budget as presented. Director Al Bryant seconded the motion. All voted in favor. A copy of the FY 2016-17 Amended Budget is 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 \$957,734 and total liabilities were \$0, net equity being \$957,734. WEDC's FY 2016-2017 Commitments totaled \$822,330.

D. Statement of Revenues and Expenditures

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for February 28, 2017.

E. Meetings

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

- A. G. Helton
- Steve Griffin
- Energy Transfer
- Will Reed
- USDA Deborah Wright
- Art Vanderbult
- Mike Patanella
- LDC Board
- Hospital
- Raymond Harrison
- Ron Robinson
- Judge Spenrath
- Carolyn Gibson
- Matt Marol
- David McComb
- John Littman
- H-GLDC
- Wade Wendt
- Berkley Eye Clinic
- TDECU
- Gordon Franklin
- Carol Wootton

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
- Food Truck Park
- 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
- Evelyn's Soul Food
- California Manufacturer
- Rust Properties
- Child Care
- Senior Housing
- Ron Robinson

Mr. Odom provided a detailed list of meetings and prospects and stated that the monthly sales tax total was down somewhat for the year but would improve with the sales tax rebate agreement with Buc-ee's expiring in October. He reported that the new RV Park on Richmond Road was open with twenty nine spaces rented and Infra Tech was ready to fire up the new plant.

Director Bill Ansley made the motion to approve the Executive Directors Report as presented. Director Judd Perry 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 1:52 P.M.

A. §551.087 - Deliberation Regarding Economic Development.

- 1. Negotiations of Deals.**
- 2. 1406 North Richmond Road.**
- 3. Funding third party research through other outside nonprofit organizations.**
- 4.**

The Board returned to Open Session at 2:07 P.M.

A. §551.087 - Deliberation Regarding Economic Development.

- 1. Negotiations of Deals.** No action taken.
- 2. 1406 North Richmond Road.** No action taken.
- 3. Funding third party research through other outside nonprofit organizations.** No action taken.

Adjourn: President Marshall Francis thanked everyone for coming and adjourned the meeting at 2:10 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: _____
Marshall Francis, President

ATTEST:

Michael Wootton, Secretary

03.27.17