

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**  
**Minutes**  
**April 17, 2017**

President Marshall Francis called the Meeting to order at 12:02 P.M.

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

Board Members Absent: Russell Machann and Michael Wootton

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

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

WEDC Attorney Larry Wadler

Not Present:

Visitors: Joan Andel, Jacqueline Taylor and Kyle Smith

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 still very ill. Advisory Committee Member Tina Herrington invited anyone interested to attend the WISD Facilities Committee Meeting on Thursday, April 20<sup>th</sup> beginning at 6:00 p.m. at the high school cafeteria. Judge Philip Spenrath briefly mentioned the future I-69 corridor and the need to secure plans for the 1301 Expansion before the letting period. There were no other public comments.

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

**Minutes of the Regular Meeting held on March 27, 2017 and of the Public Hearing held on April 12, 2017.** Director Al Bryant made the motion to approve all of the minutes as presented. Director Bill Ansley seconded the motion. All voted in favor.

**Networking with Realtors.** No realtors were present.

**Funding Request by:**

- 1. U of H Coastal Plains SBDC.** Kyle Smith, U of H Coastal Plains SBDC Director, addressed the Board, provided an updated report of UHCP SBDC activities and made a funding request in the amount of \$10,000. President Marshall Francis thanked him for his presentation and said the request would be considered in the planning of the FY 2017-18 Annual Budget.
- 2. Wharton Chamber of Commerce.** Ron Sanders, Executive Director of the Wharton Chamber of Commerce addressed the Board and also provided an updated report of the Chamber's activities. Mr. Sanders made a funding request in the amount of \$20,000. President Marshall Francis thanked him for his presentation and stated that request would also be considered in the planning of the FY 2017-18 Annual Budget.

**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 \$869,700 and total liabilities were \$0, net equity being \$869,700. WEDC's FY 2016-2017 Commitments totaled \$811,759.

**D. Statement of Revenues and Expenditures**

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for March 27, 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
- Steve Griffin
- Energy Transfer
- Will Reed
- USDA Deborah Wright
- Art Vanderbult
- Mike Patanella
- LDC Board
- Hospital
- Raymond Harrison
- Lloyd Parks, Jr.
- Andres Garza
- Ron Sanders/Chamber Meeting
- SETH-Realtors
- Subdivision Develop
- Hardman Sign/Chloe
- Munir
- NanYa
- NMTC
- Judge Spenrath
- Carolyn Gibson
- David McComb
- John Littman
- H-GLDC
- Wade Wendt
- TDECU
- Gordon Franklin
- Carol Wootton
- Nursing Center Rehab
- Peterbuilt

*G. 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
- Clothing/Apparel Manufacturing
- 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
- Auto Manufacturing

Mr. Odom provided a detailed list of meetings and prospects and stated that the monthly sales tax total was still down somewhat for the year but would improve with the opening of the new RV Park on Richmond Road. Mr. Odom stated that he had attended the SAE World Congress in Detroit and acquired twenty five leads from the conference. He also said that the deposit had been made for the entrance signs and both should be completed by the end of the fiscal year and that he and City officials had met with a housing developer that owns the land behind HEB.

Director Al Bryant made the motion to approve the Executive Directors Report as presented. Freddie Pekar 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 12:32 P.M.**

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

- 1. Negotiations of Deals.**
- 2. Ogden Property.**
- 3. Funding third party research through other outside nonprofit organizations.**

**The Board returned to Open Session at 1:06 P.M.**

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

- 1. Negotiations of Deals.** No action taken.
- 2. Ogden Property.** Director Bill Ansley made the motion to authorize Executive Director Chad Odom and President Marshall Francis to negotiate the Special Warranty Deed for the Ogden Property. Director Al Bryant seconded the motion. All voted in favor.
- 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 1:10 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

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

ATTEST:

\_\_\_\_\_  
Michael Wootton, Secretary  
04.17.17