

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**

**Minutes Regular Meeting**

**April 16, 2018**

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

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

Board Members Absent: Judd Perry and Al Bryant

Advisory Members Present: Billie Jones and Ron Sanders

Advisory Members Absent: Mark Castillo, Tina Herrington, Kent Hill, Marilyn Sebesta, Mayor Tim Barker, Judge Phillip Spenrath, City Manager Andres Garza Jr. and Betty McCrohan,

WEDC Attorney Present: Audra Smith

Visitors: Dicey Schaver

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 mentioned that Oak Bend Medical Center is hoping for a final inspection later in the month and will announce an opening date after the inspection. She also said that Bill Wallace has been at the Wharton Journal for ten years and has never missed a publication. She asked everyone to congratulate Bill on his service. There were no other public comments.

**Applicants address WEDC Board on Incentives requested.** WEDC did not receive any grant applications.

**Presentation by Mark Mata on Phase I Proposal for improvements on Lots Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.** Mr. Odom said that Mr. Mata was not available to attend the meeting and explained Mr. Mata's plans for Phase I improvements on the property referenced above. President Marshall Francis said the proposal would be considered in Executive Session.

**Approval of Audra Smith as WEDC Counsel.** Mrs. Smith addressed the Board and provided a contract outlining the scope of legal services provided. Director Russell Machann made the motion to retain Mrs. Smith as WEDC Council. Director Freddie Pekar seconded the motion. All voted in favor.

**Minutes of the Special Meeting held April 2, 2018.** Director Michael Wootton made the motion to approve the minutes as presented. Director Freddie Pekar seconded the motion. All voted in favor.

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

**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 \$954,023 and total liabilities were \$0, net equity being \$954,023. WEDC's FY 2017-2018 Commitments totaled \$651,859.

**D. Statement of Revenues and Expenditures.** Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for March, 2018 and commented that the sales tax was up again slightly for the month of March. Mr. Odom also updated the Board on meetings with clients. Director Freddie Pekar made the motion to approve the Executive Directors report as presented. Director Russell Machann seconded the motion. All voted in favor.

**Approve of Executive Director participating in a Corridor Study.** Melissa Burnham with the Gulf Coast Medical Foundation addressed the Board and stated that Gulf Coast Medical Foundation and The Dobson Foundation were partnering in a Corridor Study being done by the Urban Land Institute as part of the West End Imitative Project. The total cost of the study is \$15,000. She said that each entity is contributing \$5,000 and asked if WEDC would also be willing to partner in the study. Ms. Burnham explained the study would outline ways to improve the west end corridor and connect with downtown. Director Michael Wootton made the motion to partner with Gulf Coast Medical Foundation and The Dobson Foundation to fund the Urban Land Institute Study in the amount of \$5,000. Director Bill Ansley 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 12:42 P.M.**

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

1. Negotiations on Sites
2. Acquisition of 108 West Elm Street in exchange for Lots, Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.
3. Discussion of proposed improvements to Lots Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.
4. 115 West Burleson Street
5. Letter of Support for Phase II of Lots Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.
6. Discuss parameters of incentives for lodging.

**The Board returned to Open Session at 1:11 P.M.**

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

1. Negotiations on Sites. No action taken.

2. **Acquisition of 108 West Elm Street in exchange for Lots, Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.** Director Bill Ansley made the motion to authorize the payment, not to exceed \$30,000 to Mark Mata for the purchase and acquisition of Lots 2D, 3D, Block 3, City of Wharton, known as 108 Elm Street and conveyance of Lots 4, 5A, 5B, and 5C, Block 44, City of Wharton with the acquired property to be conveyed to the City of Wharton for park purposes. Director Michael Wootton seconded the motion. All voted in favor.
3. **Discussion of proposed improvements to Lots Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.** Director Bill Ansley made the motion to authorize payment not to exceed \$20,000, to Mark Mata for Phase I of improvements to the property consisting of Lots 4, 5A, 5B, and 5C, Block 44, City of Wharton, with funding subject to a Performance Agreement setting out the terms and conditions of the funding. Director Russell Machann seconded the motion. All voted in favor.
4. **115 West Burleson Street.** Director Bill Ansley made the motion to authorize the Executive Director to negotiate a purchase price, when development occurs, up to \$40,000, with Board approval, on a portion of the property at 115 West Burleson Street, including the authority to enter into a contract to buy said property and sell it to the City of Wharton for park purposes. Director Freddie Pekar seconded the motion. All voted in favor.
5. **Letter of Support for Phase II of Lots Four (4), Five-A, Five-B and Five-C Block 44 City of Wharton.** The Directors authorized the Executive Director to write a letter of support in favor of Phase II development, subject to a Performance Agreement, on the above referenced property.
6. **Discuss parameters of incentives for lodging.** The Directors authorized the Executive Director to write a letter supporting incentives for lodging project.

**Approval of WEDC FY 2017-18 Amended Budget.** Director Bill Ansley made the motion to approve the FY 17-18 Amended Budget as presented. Director Michael Wootton seconded the motion. All voted in favor. A copy of the Amended Budget is attached.

**Adjourn:** President Marshall Francis thanked everyone for coming and adjourned the meeting at 1:48 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

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

ATTEST : \_\_\_\_\_  
Michael Wootton, Secretary (04.16.18)