

WHARTON ECONOMIC DEVELOPMENT CORPORATION
Minutes
May 15, 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, Russell Machann
Michael Wootton

Board Members Absent: Al Bryant

Advisory Members Present: Mayor Tim Barker, Billie Jones, Marilyn Sebesta, and Judge Phillip Spenrath

Advisory Members Absent: Betty McCrohan, Kent Hill, City Manager Andres Garza, Jr., Gordon Franklin.
Carolyn Thames, Tina Herrington and Ron Sanders

WEDC Attorney Larry Wadler
Not Present:

Visitors: Carol Wootton, Wesley Johnston and Joe Sliepka

Staff Members Present: Chad Odom and Karen Heintschel

Public Comments: President Marshall Francis asked if there were any public comments. Director Freddie Pekar mentioned that the Freedom Fest Bar-B-Que Cook Off would be held on June 19th and the Car Show would be held on June 20th in Guffey Park. Advisory Committee Member Billie Jones thanked Director Michael Wootton for chairing the Hospital Committee. Mr. Wootton thanked and gave credit to his fellow committee members. There were no other public comments.

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

Minutes of the Regular Meeting held on April 17, 2017 and of the Budget Committee Meeting held on May 3, 2017. Director Freddie Pekar made the motion to approve all of the minutes as presented. Director Judd Perry seconded the motion. All voted in favor.

Proposal by Wesley Johnston and Joe Sliepka, with Gatkey Manufacturing, Inc. for the purchase of 503 Ogden Street. Mr. Johnston and Mr. Sliepka addressed the Board and stated that they would like to purchase the property located at 503 Ogden Street, which they are currently renting for the manufacturing of baseball bats and equipment. Mr. Johnston explained the history of the business and said and that they needed more room for expansion due to its growth. The Board thanked them for their presentation and said the request would be considered in Executive Session.

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 \$890,422 and total liabilities were \$0, net equity being \$890,422. WEDC's FY 2016-2017 Commitments totaled \$889,443.

D. Statement of Revenues and Expenditures

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for May 31, 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.
- Peterbilt
- 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
- Gatkey Manufacturing

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
- Great Adventures RV Dealership Manufacturer
- Zarsky Lumber
- Uptown Grill
- Apartments
- Subdivision
- Williamsburg Enterprises
- Board walk Gas Line

- 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
- 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
- Gatkey Manufacturing

Mr. Odom provided a detailed list of meetings and prospects and stated that the sales tax was up slightly for the month. He said that the Agreement for the Entrance Signs had been sent to the City for endorsement and that Gray Eldridge had deeded the Ogden Street property back to WEDC. Mr. Odom also mentioned that maps and a flow chart had been created for the new web site and that it should be launched by the end of July and operational by August. Mr. Odom also mentioned that there had been a decline in the Requests from the Governor's office and that he and Larry Wadler were working on an Option Agreement form to be used when multiple land owners are involved in projects.

Director Freddie Pekar 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 12:35 P.M.

A. §551.087 - Deliberation Regarding Economic Development.

1. Negotiations on Sites
2. 503 Ogden Street
3. Block 44, Lots 4, 5A, 5B & 5C App. 1.3 Acres Ogden Street

B. §551.074 - Personnel matters.

The Board returned to Open Session at 1:30 P.M.

A. §551.087 - Deliberation Regarding Economic Development. .

1. Negotiations on Sites. No action taken.

2. 503 Ogden Street. Director Michael Wootton made the motion authorize Executive Director Chad Odom to negotiate an option to purchase offer, in the amount of \$70,000 with the current tenants of the property located at 503 Ogden Street as the Board finds that it will promote the expansion of business in Wharton. Payment to WEDC will be made at closing. Director Judd Perry seconded the motion. All voted in favor.

3. Block 44, Lots 4, 5A, 5B & 5C App. 1.3 Acres Ogden Street. No action taken.

A. §551.074 - Personnel matters.

1. Review WEDC Personnel.

A. Director Michael Wootton made the motion to amend the Executive Director's Employment Contract to reflect twenty six instead of twenty four pay periods for a salary of \$82,000 with no forfeiture for the over site payments of the preceding months. Director Judd Perry seconded the motion. All voted in favor.

B. Director Michael Wootton made the motion to approve a 5% cost of living increase for Executive Assistant Karen Heintschel and a \$2,000 performance award for FY 17-18. Director Judd Perry seconded the motion. All voted in favor.

Approve the FY 2017-18 Annual Budget. Budget Committee Members, Directors Michael Wootton, Bill Ansley and Russell Machann presented and explained the proposed FY 2017-18 Annual Budget. Director Judd Perry made the motion to approve the FY 2017-18 Annual Budget subject to moving Chamber Funding from Administration to Marketing and benefit adjustments verified by the City of Wharton. Director Judd Perry seconded the motion. All voted in favor. A copy of the FY 2017-18 Budget is attached.

Adjourn: President Marshall Francis thanked everyone for coming and adjourned the meeting at 1:38 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: _____
Marshall Francis, President

ATTEST:

Michael Wootton, Secretary

05.15.17