

WHARTON ECONOMIC DEVELOPMENT CORPORATION
Minutes
September 18, 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, Al Bryant and Michael Wootton

Board Members Absent: Russell Machann

Advisory Members Present: Mayor Tim Barker and Marilyn Sebesta

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

WEDC Attorney Larry Wadler
Not Present:

Visitors: Joan Andel, Keith Magee and Stacie Reitz

Staff Members Present: Chad Odom and Karen Heintschel

Public Comments: President Marshall Francis asked if there were any public comments. Mayor Tim Barker said that the City was working as fast as they could to pick up all the debris from the flood. The Board thanked the Mayor and the City for all they did during the disaster and for all they are continuing to do for the community. There were no other public comments.

Applicants address WEDC Board on Incentives requested. Grant requests were received from:

1. Stacie Reitz who addressed the board and asked for assistance for signage for the property at 2103 North Richmond Road and
2. A request was received from Donna Mikeska for signage at 10358 Hwy. 59 #A.

President Marshall Francis stated that both requests would be considered in Executive Session.

Minutes of the Annual Meeting held on July 17, 2017. Director Bill Ansley made the motion to approve the minutes as presented. Director Freddie Pekar seconded the motion. All voted in favor.

Networking with Realtors. Stacie Reitz, with Hudgins and Groover, said that the flood had an impact on the Real Estate in Wharton. No action taken.

Bids from area CPA's for the Wharton Economic Development Corporation's Annual Audit. Director Michael Wootton made the motion to accept the bid proposal from Harrison Waldrop & Uherek for the Corporation's Annual Audit. Director Al Bryant seconded the motion. All voted in favor.

Report from Executive Director and discussion of:

A. Monthly Sales Tax Report. Mr. Odom provided the Board with copies of the 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 \$1,017,382 and total liabilities were \$0, net equity being \$1,017,382. WEDC's FY 2016-2017 Commitments totaled \$251,517.

D. Statement of Revenues and Expenditures

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for August 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
- NanYa
- NMTC
- Judge Spenrath
- Carolyn Gibson
- David McComb
- John Littman
- H-GLDC
- Wade Wendt
- TDECU
- Gordon Franklin
- Carol Wootton
- Nursing Center Rehab
- Gatkey Manufacturing
- Sheet Metal Fabrication
- Hampton Inn

- Laurance & Brooks Arnour
- North Star Development
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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
- Rh Development
- 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
- Truck Stop
- Oak Bend Medical
- Century Regan
- Mini Truck Stop
- Great Adventures RV Dealership
- Manufacturer
- 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
- Ray Robertson
- Auto Manufacturing
- Gatkey Manufacturing
- Glass Recycling

Mr. Odom provided a detailed list of meetings and prospects and stated that the sales tax was slightly down for the year and that the Business Retention and Expansion project was a work in progress. He also said that the new web site had been launched, is also a work in progress and will include farming and ranching.

Mr. Odom mentioned that some aerial footage had been taken during the flood and a second meeting to help businesses with disaster assistance was scheduled for Thursday, September 21st at 9er's Grill. Finance Director Joan Andel said that a purchase order had been sent to the vendor for the park restrooms. Director Bill Ansley made the motion to approve the Executive Directors Report as presented. Director Al Bryant seconded the motion. All voted in favor.

New signs for WEDC office. Mr. Odom provided copies of possible new signs for the WEDC office. No action was taken.

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 12:55P.M.

A. §551.087 - Deliberation Regarding Economic Development.

1. Negotiations on Sites
2. 2103 North Richmond Road
3. 10358 Hwy. 59#A
4. Future Grants

The Board returned to Open Session at 1:47 P.M.

A. §551.087 - Deliberation Regarding Economic Development.

1. **Negotiations on Sites. No action taken.**
2. **2103 North Richmond Road.** On a motion made by Director Michael Wootton and seconded by Director Judd Perry the following resolution was unanimously adopted: Resolved that the application from Stacie Reitz for signage improvements at 2103 North Richmond Road, Wharton Texas be approved for \$1,700 as the Board finds that it will promote the expansion of business in Wharton. Funding will be contingent upon the completion of the project and the applicant providing paid receipts in the amount of \$3,299.
3. **10358 Hwy. 59#A.** On a motion made by Director Bill Ansley and seconded by Director Freddie Pekar the following resolution was unanimously adopted with the exception of Director Michael Wootton abstaining from voting: Resolved that the application from Donna Mikeska for signage improvements at 10358 Hwy. 59#A, Wharton Texas be approved for \$20,000, contingent upon an Attorney's approval of WEDC funding another taxing entity, as the Board finds that it will promote the expansion of business in Wharton. Funding will be contingent upon approval by the Attorney, completion of the project and the applicant providing paid receipts in the amount of \$89,967. The consensus of the Board was to deny funding requests for any LED signage.
4. **Future Grants.** Director Michael Wootton made the motion to approve funding in the amount of \$150,000 to the Wharton Chamber Small Business Relief Fund for the purpose of helping local businesses affected by the recent flood. Funding is to be

made in increments at the discretion of the Executive Director. Director Freddie Pekar seconded the motion. All voted in favor.

Adjourn: President Marshall Francis thanked everyone for coming and adjourned the meeting at 1:54 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: _____
Marshall Francis, President

ATTEST:

Michael Wootton, Secretary
09.18.17