

WHARTON ECONOMIC DEVELOPMENT CORPORATION
Minutes
July 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, Russell Machann
Michael Wootton

Board Members Absent: Al Bryant

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

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

WEDC Attorney Larry Wadler
Not Present:

Visitors: Edith Melendez, 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. Advisory Committee Member Ron Sanders handed out fliers with information about the Chamber's Lunch & Learn event on Tuesday, July 25th at the Civic Center. Advisory Committee Member Marilyn Sebesta thanked the EDC, Chamber and all those who helped with the Bridge Workers Appreciation Event. President Marshall Francis thanked Ms. Sebesta for her leadership in setting up the event. There were no other public comments.

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

Minutes of the Budget Committee Meeting held on on May 15, 2017, the Regular Meeting held on May 15, 2017 and the Public Hearing held on June 12, 2017. Director Freddie Pekar made the motion to approve all of the minutes as presented. Director Russell Machann 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. The Board tabled the item until the next meeting.

Lease agreement and Renewal on 503 Ogden Street. The item was discussed in Executive Session.

Networking with Realtors. Stacie Reitz, with Hudgins and Groover, said there were a number of houses for sale in Wharton with very low interest rates and that several rent houses would be coming on the market this month. No action taken.

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 \$969,197 and total liabilities were \$0, net equity being \$969,197. WEDC's FY 2016-2017 Commitments totaled \$265,502.

D. Statement of Revenues and Expenditures

Mr. Odom provided the Board with copies of the Statement of Revenues and Expenditures for June 30, 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
- Laurance & Brooks Arnour
- North Star Development
- 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
- Sheet Metal Fabrication
- Hampton Inn

G. Prospects expressing an interest in our community for new or expanding businesses are:

- Assisted Living/Rehab Center/Independent Living Apts.
- Great Adventures RV Dealership Manufacturer

- 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
- Truck Stop
- Convenience Store
- 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
- 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 up for the third consecutive month. He reported that WEDC had a site visit from a manufacturing prospect who was looking at different sites in Texas. Mr. Odom said that TxDot approved the location for the entrance sign on the FM 102 and that it should be completed by the end of the fiscal year but that there were concerns with the Hwy 59 location because of the future I-69 corridor. The consensus of the Board was to consider an alternate location for the sign at a later date.

Mr. Odom provided an overview of WEDC's new website and Mark Kitchens, with Marketing Alliance, outlined the structure of the site. Director Freddie Pekar made the motion to approve the Executive Directors Report as presented. Director Judd Perry seconded the motion. All voted in favor.

Consultation for BR&E. Mr. Odom said that, beginning August 1st, WEDC would be partnering with the El Campo CDC to set up a county wide Business Retention and Expansion Data Base. The cost to implement the project is \$4,050 per entity, which is within WEDC's budget. The information will be obtained by interns and the Wharton Chamber of Commerce staff and volunteers. The data base will be set up by mid to late September. 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 12:52 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
4. 2340 North Richmond Road
5. Gulf Coast Medical Center Building

The Board returned to Open Session at 1:28 P.M.

A. §551.087 - Deliberation Regarding Economic Development. .

1. **Negotiations on Sites. No action taken.**
2. **503 Ogden Street.** Director Russell Machann made the motion to amend the Gatkey Manufacturing Lease from a yearly lease to a month to month lease. Director Michael Wootton seconded the motion. All voted in favor.
3. **Block 44, Lots 4, 5A, 5B & 5C App. 1.3 Acres Ogden Street.** No action taken.
4. 2340 North Richmond Road. No action taken.
5. Gulf Coast Medical Center Building. No action taken.

Adjourn: President Marshall Francis thanked everyone for coming and adjourned the meeting at 1:30 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: _____
Marshall Francis, President

ATTEST:

Michael Wootton, Secretary

07.17.17