

Minutes of the Regular Board Meeting of the Gun Barrel City
Economic Development Corporation

The Gun Barrel City Economic Development Corporation met in regular board meeting at its office located at 1831 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, June 15, 2010 at 6:00 p.m. Webster called the meeting to order at 6:00 p.m. with the following directors present: Janow, Wendel, Baade, Spiegel and Rankin. Courtney Hill was absent. Consultant Jack Thompson was present. A quorum was established.

Citizens in attendance: Pat Cassady and Rick Smith.
Citizen's Comment: None

Item #1. Discuss and take action to approve the minutes of the regular board meeting on May 18, 2010. Spiegel made a motion to approve the minutes as written. Wendel seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the financial report for May 1 through May 31, 2010. Baade reported sales tax revenue was up approximately 8% for the month of April that is reported in June. Baade and Webster were working on the 2010-2011 budget. A budget workshop would be set up. Prosperity Bank rates were up to ¾ % for their money market account, which was the same as Southside Bank. Baade made a motion to approve the financials for May. Spiegel seconded. All directors voted 'aye'. Motion carried. The auditors had returned the 2009 audit for Baade to review and it would be on the EDC agenda in July.

Item #3. Discuss and take action on performance agreement for P.E.T.S. Palace. Webster made the following changes to the Loan Agreement:
Page 3, Section 3 (J) Property: **remove 'to be', remove 'or redeveloped'**
Should read as 'The word "Property" means the pet store constructed by Borrower.'
Page 4, Section 4, (b) **remove by April 1, 2011, (C) change two (2) part-time employment positions to read one (1) part-time employment position.**
Page 5, Section 7 (C) **change two (2) part-time employment positions to read one (1) part-time employment position.**
Baade made a motion to approve the performance agreement for P.E.T.S. Palace with the above changes and present it to them. Janow seconded. All directors voted 'aye'. Motion carried. The project was under \$5,000.00 so it would not have to have City Council's approval.

Item #4. Discuss and take action on performance agreement for Anytime Fitness. Webster informed the directors that Barbie Bayless with Anytime Fitness had been trying to come into Gun Barrel City for a couple of years. She had tried to rehab the old Cowboy's Gym, but that didn't work out. She had opened Anytime Fitness Centers in Waco and Sunnyvale and they were doing well. The Anytime Fitness Center would go in between Dora's and CiCi's Pizza. Wendel asked if Barbie was okay with the numbers and Webster said Barbie was in agreement. The EDC was loaning her \$25,000.00 over a six year period at 2% interest with a one year grace period. Wendel made a motion to approve the performance agreement. Spiegel seconded. All directors voted 'aye'. Motion carried.

Item #5. Discuss and take action to approve Steve Webster to write formal letters to terminate Performance Agreement on the following projects: Family Resource Center, GB Jacksonville, LLC, MJY, Inc. and Brown's Pizza Enterprise, LLC, and Select Cinemas. GB Jacksonville, LLC and Brown's Pizza Enterprise, LLC had been opened 120 days as stated in the performance agreement. They had fulfilled their provisions and the EDC had fulfilled their provisions of the performance agreement. The Family Resource Center was current in their reporting of sales tax receipts. Webster felt it served no purpose and suggested terminating the terms of the performance agreement. The performance agreement with Select Cinema was also based on sales tax generated over a long period over a long period of time. The EDC had a second lien on the 6.35 acres of Select Cinemas. The owners had completed the theatre at their own expense. They opened Feb. 26, 2010 and were generating sales tax and creating jobs. Wendel made a motion to terminate the above performance agreements. Spiegel seconded. All directors voted 'aye'. Motion carried. Webster asked Rita to prepare the letters for his signature.

Item #6. Update on the Bonus Bucks Project. Rankin had created press releases for the area communities. No one had received any feed back on the press releases. Webster felt it was a very successful project and Spiegel had heard good things about the project. The EDC received a lot of press on the project. Some of the press releases furnished by Jack were being distributed in the EDC financial package.

Item #7. Discuss and take action on EDC marketing and PR activities.

Jack and Drew attended the ICSC in Las Vegas. The attendance was up from 2009. The overall attitude was better this year than last year. They met with approximately forty retail, restaurant, brokerage or development companies. There would be follow up calls with companies that showed positive interest. Jeri, Jack's PR person, had completed a couple of press releases that related to the success of the Bonus Bucks program. The Bios' of the directors would be wrapped up next week. The ACT Real Estate software had been installed. Jack was working with Sandy Janow to develop a plan for Dan Leonard's property. There was discussion on what would best fit the location. SKEDS was on hold until we could get a time setup with the GBC Chamber of Commerce.

The snipes had been installed for the opening of La Quinta Hotel and the City's July Fest. It measured 38 feet long and 5 feet high. It had been divided into two parts. The cost to install was \$449.00. Next time it would cost \$250.00. It was suggested that the La Quinta advertisement stay up through the summer. It was also suggested that an advertisement for the Movie Theatre could take the place of the City's July Fest advertisement. Spiegel asked for suggestions for future themes on the billboard.

Board of Directors comments.

Wendel informed the directors that he had completed his certification for teaching and there was a possibility that he may be teaching in the Metro Plex. He had also applied at Mabank and Kemp. At that time he would step down from the EDC board.

Linda had been in conversation with people that developed upscale nursing homes in the USA. They had asked for information on ETMC and what was going on in Athens. Baade had been working on the budget and audit. Ryan with Snap Fitness had approached the EDC for financial assistance. Wendel would be working with them. There was a popcorn/candy specialty store that would be opening soon by the Luby's. Spiegel would be working with them. The Ranch House had picked up a financial package. Chicken Express was involved with other enterprises.

The City Council, EDC and P & Z would be meeting on Thursday, June 17th to discuss future priorities for the City. Mike Sugrue was working with Webster on a four-plex/six plex senior housing project for 55 and up on the 92 acres.

Adjournment: 7:15 p.m.

Approved by: _____
Steve Webster, President

Attest by: _____
Dennis Baade, Treasurer