

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, July 20, 2010 at 6:00 p.m. Webster called the meeting to order at 6:00 p.m. with the following directors present: Spiegel, Rankin, and Baade. Richard Wendel, Courtney Hill and Sandy Janow were absent. A quorum was established.

Citizens in attendance: Travis Tarlton, CC Marty Goss and Drew Martin/Orasi Development

Citizen's Comment: Travis Tarlton expressed his discontentment on issues concerning his hundred acre tract of land located behind Heritage Cove. He was going to hold the EDC responsible for the flooding of his land, because they owned the land at the time Ken Landers was back filling the gully that changed the flow of water and blocks the use of his road and pasture when it rains. He had written to the previous EDC president, Dennis Wood, who advised him to speak with Ken Landers. He also filed a police report on this issue. Rankin asked Tarlton if he had brought in an engineer. Webster said the EDC did not own the land at this time. Tarlton said he didn't want a lawsuit, but no one should be allowed to back up water on another man's land.

Item #1. Discuss and take action to approve the minutes of the regular board meeting on June 15, 2010.

Spiegel made a motion to approve the minutes of June 15, 2010. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the financial report for June 1 through June 30, 2010.

Baade reported sales tax revenue was up 5%. With no exceptions to the financial report Baade made a motion to approve the financial report. Rankin seconded. All directors voted 'aye'. Motion carried. The directors would review the 2010/2011 budget at a workshop before the next EDC meeting.

Item #3. Discuss and take action to fund up to \$125,000.00 for a 9,600 sq. ft. pavilion.

Councilman Marty Goss spoke to the directors and outlined the uses for the pavilion that would be located to the right side of the ambulance building located in the 40 acre tract of land on Mabele Lane. The measurements would be 80 ft x 120 ft and cost approximately a hundred thousand dollars. The pavilion would be set up as a basketball/tennis court with a drop down screen that would be used to show free movies. It could be used as a farmers market twice a month and concession stands when events were planned for the area. The pavilion would be kept up by the Parks Department and could be monitored by the dispatcher at the police department. A fee would be charged for family parties, picnics and weddings and other events. Concerns of the EDC directors were parking, fencing, and storage. Another issue discussed was the noise it would create around a medical and residential area. Webster mentioned the EDC's reserve was getting pretty thin. The pavilion would be funded out the Park Grants, which would leave the park grant funds shy by twenty-five thousand dollars. Spiegel made a motion to allocate up to a hundred twenty-five thousand for a 9,600 sq. ft. pavilion subject to seeing more detailed numbers. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #4. Public Hearing for P.E.T.S. Palace.

Webster opened the public hearing for P.E.T.S Palace. No one was present to speak for or against the project. The public hearing was closed.

Item #5. Public Hearing for Anytime Fitness.

Webster opened the public hearing for Anytime Fitness. No one was present to speak for or against the project. The public hearing was closed.

Item #6. Discuss and take action to accept the GBC EDC's 2008/2009 audit.

Item #6 was removed, because the audit was not received.

Item #7. Discuss and take action to approve Steve Webster to write formal letters to terminate Performance Agreement on the following projects: GBC Lodging, LLC (Holiday Inn Express) and Dan Leonard Project.

Spiegel made a motion to approve Steve Webster to write formal letters to terminate the performance agreements. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #8. Discuss and take action on EDC marketing and PR activities.

Drew Martin and Jack Thompson had met with several national retailers and restaurant chains that showed some interest in sites at Heritage Cove and EMP's property. The director bios' were completed. Martin had met with Dan Leonard and discussed development projects for his property. New snipes for the billboard featuring the movie theatre had been designed and installed. A power point presentation on Heritage Coves lighting and retaining wall issues was presented by

Martin. Martin wanted to work with the Steve Peace and Blake Smith on promoting the theatre. They were unable to use the electronic section of the sign at Heritage Cove. The directors asked Martin to continue with plans for Heritage Cove.

Item #9. Discuss and take action to send a rep to the AARP convention in Florida.

Spiegel asked if it was for AARP members or was it a convention for companies looking to move to a retirement community. Spiegel wanted more information on the convention. No action was taken. After the meeting Spiegel researched the convention. He said, "I looked up the AARP event and it looks like it is a monster individual 50+ person event/party in Orlando scheduled for the end of September. It is held at several regional locations. As such, I do not think it is a venue with significant potential for us. I would feel differently if it was geared to businesses interested in retirement locations."

Board of Directors comments.

Spiegel had visited the business called Jalopy Joe's located on Main Street. He thought they would have a hard time making the business work, but he was very impressed with the owners and the overall concept of the business.

Adjournment: 8:00 p.m.

Approved by: \_\_\_\_\_  
Steve Webster, President

Attest by: \_\_\_\_\_  
Dennis Baade, Treasurer