

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, October 19<sup>th</sup>, 2010 at 6:00 p.m. Webster called the meeting to order at 6:00 p.m. with the following directors present: Baade, Smith, Cassady and Spiegel present. Rankin arrived at 6:10 p.m. Sandy Janow was absent. A quorum was established. Jack Thompson and Drew Martin of Orasi Development were present.

Citizens in attendance: Pearl Cantrell/The Monitor, Dr. Aaron Stephens/Lakeway Chiropractic, Melvyn Hays/Gun Barrel City Council.

Citizen's Comment: None

Item #1. Discuss and take action to approve the minutes of the regular board meeting of September 21<sup>st</sup>, 2010. Spiegel made a motion to approve the minutes as written. Cassady seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the financial report for September 1<sup>st</sup> through September 30<sup>th</sup>, 2010. Baade had checked with ten local banks to obtain rates on money market and certificates of deposit and found that money market accounts were paying more than certificates of deposit. Two certificates of deposit at Southside Bank matured on Oct. 13, 2010. Baade transferred the two certificates of deposit to the money market account at Southside Bank. Four hundred thousand dollars was moved from the accumulation account at Prosperity Bank to the money market account at Southside Bank. There was nothing unusual with the financials. Sales tax revenue was up 1.20 % for the month. Overall sales tax revenue for the fiscal year ending September was down by 9/10 of a percent. Spiegel made a motion to accept the financials. Smith seconded. All directors voted 'aye'. Motion carried

Item #3. Discuss and take action on financial assistance to purchase a sign for Lakeway Chiropractic. Mr. Aaron Stephens of Lakeway Chiropractic was requesting a \$6,000.00 low interest loan to purchase a sign for his new business. Currently his business had four employees and Mr. Stephens didn't see any change in the number of employees in the near future. The new building also included space of 1,000 square feet for lease. His builder, Mr. McCord, would design the sign. Mr. Stephens passed around a sketch of the sign that would include landscaping and lighting. Spiegel made a motion to approve a \$6,000.00 low interest loan at 2% interest on a 6 year term with a grace period of one year. Cassady seconded. All directors voted 'aye'. Motion carried.

Item #4. Discuss natural gas and costs. Steve, Gerry and Melvyn had meet with Atmos Energy on several occasions. Gas is available in Mabank and available on Hwy 175. Atmos Energy had determined the most logical place to bring natural gas was from the Brookshire Grocery store on Hwy 198 down to the ETMC area on Municipal Drive. The cost to bring the gas to the bridge at Prairie Creek on Hwy 334 (down from Wal-Mart) would be \$725,000 for 9,200 feet. The cost to bring the gas to Municipal Drive would be \$514,000. Hopefully some of the cost could be rolled into the deal with a hospital. The gas lines would be direct bore that would come straight down Hwy 334 Franchise fees could be assessed. There would be a tap fee for business that wanted to connect to gas. Atmos engineers would determine the size of pipes. This item was for general information only with the prospect of a hospital coming in that would have the need for gas. No action was taken.

Item #5. Discuss Silverleaf GBC, L.P.'s plans and needs. Mike Sugrue made a presentation before the city council and EDC directors with a resolution being passed supporting the use of credits that he would get when he applied for the credits in the name of the city. His plans had been submitted to his architect. Steve and Mike would visit with ECCFWSD to determine the availability of water and sewer for the senior living complex and incentives for the living center. Sugrue would make his application before the end of the year and he would find out in July, 2011 if he was awarded the grant. Sugrue would purchase ten acres of land from the EDC. The EDC may loan Sugrue a small amount of money with the city donating different fees. Smith was working with Sugrue's attorney who formed the Chandlers' neighborhood organization.

Item #6. Discuss Conference Center assistance. Rankin had a small meeting planned for Thursday. The committee had an outline that would assist with cost comparisons with different companies.

Item #7. Discuss DAWCOM, a telecommunications contractor and integrator.

Steve and Larry met with Daryl White who owns DAWCOM, LLC. DAWCOM is a telecommunications contractor and integrator located at 630 Welch Lane. Currently he runs his business out of his home and does most of the integration in Longview, Texas. He purchased a ½ acre on the corner of Welch Lane and Norma Leigh, which is across the street from his home, and is considering building a 7200 square foot facility that would include an office, integration lab, and a loading dock at the location. This project would be considered light industry and would create a half dozen jobs as well as professionals coming in from time to time. The ½ acre purchased is zoned for residential. Webster suggested taking the zoning issue to Planning and Zoning to be addressed at their next meeting. The land use plan would also have to be revised. Thompson suggested zoning the land as a planned development that allows the city to specify conditions specific to the development. White was only interested in building on this one certain piece of property. No action was taken.

Item #8. Discuss and take action on potential projects with the Institute of Urban Studies (UT-Arlington).

Cassady said there were three basic segments that the EDC could use the school for. The land east of Hwy 334 and Heritage Cove would probably be a class project and would be no cost item to the EDC. The third segment would be the master plan from 2003 and the EDC would need to get some cost information on the third segment. Martin had contacted the Institute of Urban Studies. Martin had spoken with both the Dean of School of Architecture and the Dean of School of Urban Public Affairs. The Urban Studies Institute is housed within the School of Urban Public Affairs. The study that was done in 03 was Urban Studies. That program is a government program that was set up in the 60's. There is a nominal charge for those services. The EDC would need Bob Wilkins, who runs the Urban Studies department, to come down and review what we have from 03. On the Heritage Cove location, Martin spoke with the dean of School of Architecture. They would be interested in looking at that location of a semester class project at no cost to the EDC. The students would look at the Heritage Cove property and they could expand that into a Gun Barrel City's park plan tying that into the parks master plan. The east part of town would probably go through the School of Public Affairs. That would be a class project for a semester. Martin suggested the board identify the project to be done, a time line to see the end result and the cost if applicable. Webster wanted to pursue the study of the land east of Hwy 334 & Hwy 198. Cassady said using UT was a win-win, because there is no cost to the EDC and the class gets hands on experience. The bank had recovered the four lots in Heritage Cove. The bank's representative would be down in November to view the property. The directors wanted to move forward on the study of the land east of Hwy 334 & Hwy 198.

Item #9. Discuss and take action on report of economic activity.

Thompson and Martin reviewed the monthly report that included updates on the medical offices, Heritage Cove, billboard, Leonard Property and future retail. Interviews were being conducted with new businesses and Jeri was working on a press release for Fall marketing and PR. Martin was working with the owners that owned 6 ½ acres on Hwy 334.

Discuss future agenda items and/or development projects" as an open item.

Baade reported that the previous estimates of \$125,000 on the pavilion were lower than the actual estimates of \$155,000-\$180,000 so it would probably be a future agenda item. Thompson would need bios for the new board of directors. Rankin had received an email from Kim Weins stating the contract on the property behind CVS would be expiring. Originally that property had been considered for the senior complex. Issues on the property located across from Hoot n Holler were discussed. Spiegel had spoken with a person that had gone to work with an environmental waste disposal firm. He would gather more information on the firm. Webster informed the board of the meeting with Steven Hodges, a linebacker of the Dallas Cowboys and TCU grad, Sheriff Ray Nutt, Chief Damon, Gerry Boren and his son-in-law. Hodges was starting a foundation for troubled youths and was here to determine what was available to help troubled youths in this area and would be willing to talk to the youths. He would also bring other pro-athletes.

Adjournment: 7:23 p.m.

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

Attest by: \_\_\_\_\_  
Pat Cassady, Secretary

