

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

The Gun Barrel City Economic Development Corporation met in a regular Board meeting at the office located at 1720 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, April 16th, 2013 at 5:00 p.m. Webster called the meeting to order at 5:00 p.m. with the following directors present: Rankin, Spiegel, Cavanaugh, Janow, and Cassady. A quorum was established.

Citizens in attendance: City Manager Gerry Boren, Connie Holubar/PR Outreach, Lance Reordan/Orasi Development, GBC Mayor Paul Eaton, City Councilman Dennis Baade.

Citizen's Comment: None

Item #1. Discuss and take action to seat Gary Damiano to the EDC Board.

Janow made a motion to seat Gary Damiano to the EDC Board. Cassady seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the minutes of the regular board meeting March 19th, 2013.

Spiegel made a motion to approve the minutes of the regular board meeting. Cavanaugh seconded. All directors voted 'aye'. Motion carried.

Item #3. Discuss and take action to approve the March 2013 financials.

Cavanaugh reported the sales revenue figures were up from last year. With the exception of Mike Thompson/Direct Tire, all revolving loan accounts were current. Janow had spoken to Thompson and would contact him again and ask that he pay a hundred a week on his loan if he couldn't make the entire payment. The EDC had received a refund on the office deposit at 1831 W. Main. The first draw for Emergicon, L.L.C was made on April 1. Spiegel made a motion to approve the March financials. Janow seconded. All members voted 'aye'. Motion carried.

Item #4. Discuss and take action to revise park plan expenses/Gerry Boren

Boren recommended going forward with the placement of lights on the Justice Field. The park was at full capacity due to only one field having lights. At this time some of the tournaments lasted until 1 a.m. and there had been one tournament that lasted past 2 a.m. The additional lighting would allow the events to be completed earlier with this improvement and accept more teams for future tournaments. Boren had received four proposals for lighting the field. The proposal they would accept would cost \$98,737.50 that came with a 25 year maintenance program. With the cost of restroom facilities being \$30,000, that didn't include connection fees and additional plumbing, restroom facilities would be delayed until next year. The remaining budget balance was \$113,705.00. The following expenses proposed are:

Justice Field Lights:	\$98,737.50
Drinking Fountains:	\$ 5,000.00
Hydro Mulch:	\$ 3,000.00
Tommy Smith Field (replace lights):	\$ 1,500.00
Restroom Signs @ ball fields:	\$ 500.00
Contingency:	\$ 4,967.50

Rankin made a motion to accept the revised park plan expenses. Cassady seconded. All directors voted 'aye'. Motion carried.

Item #5. Discuss and/or take action on any issues with the old City Hall Property.

Boren was working with the title company. They were in the process of combining the three pieces of property into one plat. The EDC was ready to move on the property as soon as the title work was completed. This was a no action item.

Item #6. Discuss and/or take action on the PID or other options for Heritage Cove.

Boren was working toward a grant that would assist with upgrades for the property. Reordan would check into a Texas Capital Fund Grant. Webster would contact Steve Peace/Movie Star Cinema to see if they would reconsider the previous offer from the EDC to upgrade to digital production. This was a no action item.

Boren asked to have Item# 9 discussed before Item #7.

Item #9. Brief EDC of the ETCOG meeting/Gerry Boren

Boren had attended the ETCOG economic meeting. He handed out TWC spread sheets that outlined the 2013 targeted industries recommendations and demand occupations list. He spoke of the EDA matching grant the Lindale EDC had received that allowed for street lights and an entry sign in their new industrial park. Boren would continue to pursue grants. He invited everyone to attend the TWC Summit that would be held in November. This was a no action item.

Item #7. Discuss and/or consider taking action on the industrial/business park feasibility study

There was discussion on narrowing the feasibility study to lower the cost and the market area included in the study. The directors didn't feel the market area in the Metroplex would be appropriate for this area. Webster asked Reordan to revise the feasibility study to include the following: three targeted sites in GBC would be: Hwy 334/175, Hwy 334/at gas line/and property on Hwy 198 behind Lowe's. The cost of 10 acres with the potential to add 200-400 acres; cost of 3 pad sites; 1 acre, 1 ½ acres and 2 acre. Pad sites for 5,000 sq. ft, 7,500 sq. ft, 10,000 sq. ft, and 15-20 sq. ft. road & infrastructure cost from Hwy to first pad site. Study needed to include cost of water, sewer, fiber optics, power, fire hydrants and gas. Suggestions were made on the types of business that could occupy the industrial park.

Item #8. Discuss and take action on EDC marketing prospects.

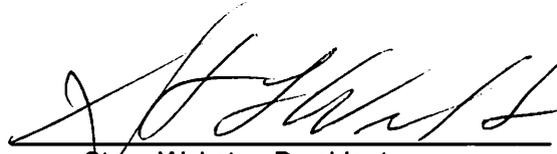
Orasi would continue to market the old City Hall property. Spiegel & Chris Turner/Emergicon, L.L.C had a teleconference setup with Workforce Solutions to obtain information on necessary procedures to obtain certification for his employees. Spiegel was working with a great company on his 'internet test', but he felt it was more expensive than the EDC would want to spend on the test. Connie Holubar had setup a meeting on Monday, May 6, 2013 with Laurie O'Neal. She is the East Texas Regional Representative of the Governor's Office of Economic Development & Tourism. An informal luncheon would be held by the EDC with a tour of the City. There would be a special EDC meeting held later in the evening. Connie, Linda, Dennis and Ron Spahlinger did a free live broadcast at KCKL to promote the Boots to Business Project and gave an update on economic development in Gun Barrel City. Ron, a veteran is helping setup some meetings with the VFW to promote the Boots to Business Project.

ADDENDUM to the April 16th, 2013 AGENDA to include:

Item 10. Discuss & take action to authorize Steve Webster to negotiate the sale and close the sale contract of EDC land.

Spiegel made a motion to authorize Steve Webster to negotiate the sale and close the sale contract on land owned by the EDC. Rankin seconded. All directors voted 'aye'. Motion carried.

Approved by:


Steve Webster, President

Attest by:


Pat Cassady, Secretary 

Adjourn:6:11 p.m.