

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

The Gun Barrel City Economic Development Corporation will meet in a Regular Board meeting in the Gun Barrel City Council Chamber located at 1716 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, January 20, 2015 at 5:00 p.m. Skains called the meeting to order at 5:00 p.m. with the following directors present: Osborne, Lyons, Rea, Damiano, Butler and Black. A quorum was established.

Citizens Comments: Citizens Comments: Skains made a plaque presentation to Sandy Janow. Sandy left the EDC to work on the Mayors Park Projects. Janow was named Citizen of the Year in 2014. He was on the City Manager's search committee, Park Board, Tom Finley Park Board and served from 2007-2014 on the EDC Board. His contributions to the City are outstanding.

Item #1. Discuss and/or take action to approve the special meeting minutes from January 8, 2015.

The minutes had been reviewed with no changes requested.

Board Member - Gary Damiano: Motion to approve the minutes as written.

Board Member – Patsy Black: 2nd

Board Member - Gary Damiano: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #2. Discuss and/or take action on December Financials.

Damiano had reviewed the financials. Reported sales tax revenue up 6% and all revolving loans were current.

Board Member – Patsy Black: Motion to approve the financials.

Board Member - Rob Rea: 2nd

Board Member - Gary Damiano: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #3. Discuss and/or take action on GBC EDC Video opportunity.

Logan Harris, Executive Producer of Eastex Productions outlined his proposal for a video or series of videos for the Gun Barrel City EDC. He had produced videos for the City of Corsicana, Royse City and Georgetown as well as other cities. The two to three minute video could be used for social media, website, TV, etc. He also produced four to five minute videos. The video would contain testimonials from four or five different business owners and local entrepreneurs around town, quality of life, and economic development. The total cost was \$5,500.60, less an advance

of \$1,650.18 that included 3 editing of the video. The cost proposal would be good for a year. Additional editing would result in an additional charge.

Skains had talked to Harris about production for the movie theatre that the EDC was exploring. Harris said he would have to draw up a formal proposal but couldn't see it costing more than twelve hundred dollars for the entire thing.

Damiano: I personally don't think we are ready to do this yet. I don't know what the board feels. I guess at this point, I'll make a motion that we table it.

Board Member - Gary Damiano: Motion was made to table any movement on this until we are in a better position to actually go out and shoot something like this.

Board Member – Keith Butler: 2nd

Board Member - Gary Damiano: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #4. Discuss and/or take action to approve David Skains to sign the CP Homes Grant Emergency Access Easement agreement as far as doing an easement between Country Place Homes and the EDC property.

Skains: There is a need for an emergency lane to be between the two properties. What had been agreed to previously was that the EDC and Country Place Homes would share in the cost in doing that. This was something that was agreed to sometime ago

Skains: What we would do is ask to see the final invoice to see if we are paying half of it. We would agree to pay the half upon seeing the final invoice. He wouldn't sign the contract and would discuss this with them. We will add that wording into the contract and send it back. The EDC attorney has looked over the contract and everything else is good. There were two changes made to it. One change was the date-2014 to 2015 and added the word non-profit.

Motion: Rob: Given to what this would add to the value of the EDC property, I make a motion that we approve the easement agreement.

Osborne: I think we should add to what Rob was saying with the additional of the removable barriers should be in that motion. If we approve this then it should have those removable barriers.

Black: I would hate if there was a fire back there a fireman would have to stop and get out and remove a bunch of poles. It seems it would be an unnecessary delay. I've never seen removable barriers, but if it's an emergency access, it looks like we are impeding an emergency access.

Damiano: It seems like it's coming down on whom is responsible for maintenance of the road regardless of who uses it or when they use it. Is that correct or incorrect?

Skains: I think it is coming down to a concern of someone using the road when it's not supposed to be used. So therefore maintenance becomes an issue.

Black: Can it be dedicated to the City?

Skains: In what fashion?

Black: Like if you finish a road, you can dedicate it to the city and it's their responsibility. Would they be up for that? It's their fire trucks on it.

Skains: I don't know that. It's something we could ask the city council or the city manager.

Osborne: My concern for those removable poles or whatever they may be is just from a maintenance standpoint from the traffic the road might get. We are talking about two poles at each end to take out.

Skains: I see that as fixing a problem not existing right now. I agree with what you are saying and that could be a concern. I might recommend that we address that if it becomes a problem. It should be a fairly easy fix if it becomes a problem. If that's the only concern we have I would recommend that we move forward, but if there is a problem with that, I'm quite certain we can convince the city manager to spend a hundred dollars to go out there and put a couple of post in the ground. I can't imagine it would cost more than that.

Damiano: You said something about seeing the final bid first.

Skains: No what I was saying was I had wanted to. I ask for it late. I ask for it late yesterday, in all fairness. So what we would actual do is see the final invoice to make sure we are just paying the half of it before we write the check. We would agree to pay half only upon seeing the final invoice.

Black: How about paying the half upon seeing the final invoice not over a certain amount?

Skains: The contract is saying its \$5,000, but yes we can add that in the motion. Then I won't sign the contract. We'll have to discuss that with them or we will add that wording into the contract and send it back to them. Jeff has looked over the contract and everything else is good in the contract.

Black: Rob has a motion on the floor.

Rea: I reiterate the motion.

Skains: Do I have a second? Would you restate your motion?

Board Member - Rob Rea: Motion: Given back to the value of the property, I make a motion that we accept the contract with the addendum that the cost does not exceed \$5,000

Board Member - Patsy Black: 2nd

Board Member - Gary Damiano: Approve

Board Member – Jim Osborne: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #5. Discuss and/or take action on Krappie Kings T.V. production cost of \$4,900.00 plus 50% of actual travel expense.

Black: The original proposal brought before the board stated \$6,900. You all approve me to look into it. I have been in contact with Mr. Kolanka and he is saying the \$4,900.00 is for movie production; making it, editing it, air time. We were going to pay half of the expense for him and his photographer to come down here. At that time Emory was considering going in with us. Emory has backed out because they have a lot of locals that do fishing tournaments and they didn't want to go to the expense. Mr. Kalonka has spoken with Coffee City to see if they are interested in going in with us so we could split the cost of the travel only. The actual production of each spot would not change. We are just splitting the cost of the air fare, car rental and room accommodations. I do not think it would go over the original quote. Kalonka would talk to the local hotel about reduced rates and spot light a local restaurant.

Black asked for board approval to take Krappie Kings to the City Council with further discussion on air fare, class of seats, accommodations and publicity.

Skains: The way I understood this when reading over this, it seemed like they were like the Four Country reporter with a Crappie fishing theme. We are looking at \$4,900 plus travel expense. We can split the travel if Coffee City or someone else goes in with him.

Osborne: I would like to know the total accommodations, air fare and what the rest of it would be, because a number of people will be looking at it, but how many are going to see it in our five hundred mile radius or how far fisherman are going to drive. That's the real question.

Damiano: Jim, doing the math on it I think we are looking at somewhere between seven and ten thousand dollars by the time you factor in meals and car rental.

Black: Two thousand would be left for his travel expense.

Butler: What is our out if we buy air fare and he backs out?

Skains: I'm thinking we pay on invoice after the finished product. I would like to pay off of one invoice personally.

Board Member - Patsy Black: Motion to work with Krappie King T.V. Production at a cost of \$4,900 plus 50% of the travel expenses up to \$6,900 which was the original bid.

Board Member – Keith Butler: 2nd

Board Member - Gary Damiano: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #6. Discuss and take action on EDC's primary focus for 2015.

Skains: Some of the complaints I've heard from citizens is street lights down Main Street, lack of fire hydrants, boat ramps that someone could use when the lake is three foot low which Gun Barrel City currently does not have. We lose a lot of economic impact when people go to other boat ramps in Log Cabin or Caney City. I got to thinking that we need to help the city wherever we can. They have a tight budget so it would be a good thing if the EDC could come together and look at the infrastructure items, playground, and skate parks would fit into that as well. We've talked a little tonight about the video opportunities that would allow the citizens to know a little of what the EDC does, the Façade projects, the Boots to Business projects that are available to them. These are some of the things I would like to focus on in 2015. Rob will present a proposed Farmers Market. All the research I've done, when you look at how you can improve your city, farmers markets always pop up. This is just another thing I think would be a good thing for our city that builds our infrastructure. When I say build that infrastructure it gives the people when they come to town a more comfortable feeling and what the city has for them. Not trying to step on the city's toes, quite frankly just the opposite, working with them. We are looking at solar lighting instead of putting in lights that will cost us \$20 or \$25 a month for them to run. I open this up for discussion but by no means, I want to clarify, are we taking our eyes off of economic impact of large businesses that want to move into town. If they want our help we are certainly there to help them. We are not taking our eye off our other focuses at all so I don't really call it a primary focus. I just look at it as an opportunity that hasn't been dealt with in the past. It's something this board can work toward.

Damiano: I agree with you but my question to you is how we identify what those projects are.

Skains suggested a workshop after he attends the economic development seminar in San Antonio next month.

Osborne thought the projects were excellent; they benefit the city, homeowners and the people that live here. One thing that wasn't mentioned was the retention of existing businesses. We are

trying to put the rope around them and entice them to stay here and continue doing business in our location as well as the other proposals that's been made.

Black: I think the primary focus would be to bring business in because that's what we are all about; bringing money into Gun Barrel. The secondary of the improvements first, we would have to go through and make sure we can legally do some of these things. Because a lot of times EDC money can't be spent on residential, it has to be business.

Skains: There is very little that we can spend money on in residential. I agree with that, but that's not the area I was looking at.

Black: Residents before have said they want street lighting. I just want to be sure we can do it legally first. The boat water ramp is great. The street lighting and fire hydrants, it seems to me should be the city's job, because they involve the planning guy, the city inspector, the water department. They involve so many other departments. You can wish but is it feasible?

Skains: We cannot do fire hydrants per se in residential, that's for certain. If there is a need for fire hydrants in the commercial district, we can according to my research from the Texas Economic Development Council. Street lights, it says a class B can do. We've got a letter from one of the business' requesting lighting on a totally dark street who doesn't feel like it's a safe environment. I do agree with you that our job is to attract and retain jobs. How we get there is by building a solid infrastructure, making the city as attractive to new businesses while we are looking for those new businesses. I look at this as a building block that we have to from the ground up and work our way up. When we bring in a national brand store, a retail outlet or an assembly plant when it comes or something of that nature then they are comfortable with the city. They can drive down Main Street at night and actually see. I think a lot of people would like to see Main Street lite up a little better. The problem with the city, and we would certainly have to work with the city planner and city manager, is the cost of the lights. That's why I wanted to hold the workshop after I go to the class so I can ask some of these questions. It would be \$20 or \$25 a light so we would have to work with the city to see if they could absorb that cost or if there is a way that we can or should we. I don't know if we should. This is not like it's written in stone. That's why I wanted to have the workshop is to get other ideas and input. My main thing is to build a foundation and help us bring in more businesses. When they come they will see and make it look more attractive to them.

Damiano suggested a rent subsidy program for companies coming in filling up empty buildings.

Skains: The motion I will make tonight since this is my agenda item is that we have the workshop, and we get into the workshop and we may say this is doable. One other point Patsy I want to bring to you is a primary focus was a poor choice of words when I wrote the agenda application. The primary focus is always creating better economy for Gun Barrel City.

Black: It goes hand in hand. I'll agree with that.

Skains: I think it goes hand in hand and this goes with it.

Rea: I think there has been a tendency with this board in the past to get caught up with some pie in the sky projects, but they never seem to come to fruition. I think focusing on community projects like these listed is it's something concrete. You can drive down the street and say 'your EDC did this'. We believe it makes the city more attractive for potential businesses and or it brings in additional sales tax revenue. It's just a way to actually getting something done as opposed to thirty thousand dollars feasibility study on land we don't have.

Skains asked for further discussion. With no further discussion he made the following motion.

Board Member - David Skains: Motion for the EDC to focus on community improvements that will help attract new business and enhance existing business while improving the safety and quality of life for our citizens by holding a workshop to identify infrastructure which is the greatest return on our investment and I would like to schedule that workshop the second week in February.

Board Member - Rob Rea: 2nd

Board Member - Gary Damiano: Approve

Board Member – Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member – Keith Butler: Approve

Item #7. Update, discuss and/or take action on boat launch facility. / Damiano/Rea

Rea: This is in the very initial stage and I believe Gary has been looking at some other options and it might be prudent for you to explain those options.

Damiano: At this time there are roughly four options we are looking at. One is the old Big Chief Marina, Tom Finley Park, another one down the road from here, but that's very preliminary (involves buying real estate, and there is another piece of land that has the potential to be more than a boat ramp facility. But that is also in the very early stages and involves real estate. This would have to be done in executive session. There are four sites under consideration at this time and we are still open for others.

Rea: The reason I wanted Gary to make that statement first was just to relieve any concerns that we were disregarding other options.

Damiano: Let me add one other thing, if I might. Putting in a deep water boat ramp is probably the best thing we can do for the economy in Gun Barrel City. When someone can launch a boat when the lake is six foot down; which right now is a very limited option. It gives us access to fishing tournaments, recreational boating all year round. It's a good move.

Rea: With that being said, I was approached by the Tom Finley park board to speak to them about constructing a boat ramp. Actually their premise was improving the boat ramp. In doing the research it comes to mind, I believe the best option is to start from scratch. There is not a single four lane boat ramp on this lake. Log Cabin has a lane and a half boat ramp that they are using right now. They host forty fishing tournaments a year. That does not include people going out to go tubing or jet skiing; it's just fishing tournaments. All of that money is being spent by those fishermen it's being spent in Caney, without doubt. You can set down there and watch. They fill up with fuel, ice, beer, sandwiches, but above all of that, I believe a true deep water boat ramp, a large boat ramp would be such a boom for this city it would be incredible. If we could create a gateway to Cedar Creek Lake and make it right at the border line of Gun Barrel City there is no better spending of our funds, none. I can't find one. I could go through all the specifics of what I would like to propose to the Park Board. Their meeting is a week from tomorrow. I've got aerial photographs; I've got a preliminary sketch that's been suggested to me. What we are asking the EDC Board tonight is if everyone believes a boat ramp and boat launch is a viable option for our funding. I'm asking for nothing more than your permission to go to the park board with a proposal with the anticipation of getting the park board to agree to even talk to us. There have been some problems in the past and it's been relayed to me that this is a new board; we have a new way of putting it. We are not going to ask for any position on their board. We are not going to ask for anything from them other than they leave their boat ramp fees at \$5.00 that they currently are. And it's affordable to everyone. I don't want to get in a position where we do their boat ramps and parking lot and then they jack up their fees up to \$25 and nobody uses it. That is what we are trying to avoid. But essentially what it would be is scraping the lane and a half boat ramp that they currently have, going further down the lake to alleviate traffic problems that are there right now, go further down to the pavilion that they currently have, build a four lane boat ramp that would be good if the lake was eight foot low. Now is the perfect time to be doing it. We go in and build this four lane ramp. It brings in so much ancillary sales tax revenue that I can't get to that number. If you took the average person

boating, they don't own a home here, they spend two or three hundred dollars a car load on a weekend. Fuel, beer, ice and sandwiches, lunch meat, (Osborne-motel tax) everything. I don't think you could properly get to a number where you could say this is how much you are going to bring in a 'head'. But I do believe it is such a substantial amount that if we are looking at, I'm going to throw a number out, -no I'm not going to throw a number out. If I'm looking at something that's essentially twenty-five percent of the cost of purchasing a piece of property, building new boat ramps, building new sea walls, building new parking lots as opposed to spending twenty-five percent of that amount on Tom Finley Park in conjunction with the City of Gun Barrel we would have a full boat ramp that's available up to eight foot low in the lake. I just don't see a down side to it. My proposal is this; I gave you all a synopsis of what was going to happen, but I'm asking for permission to go talk to the board. That's what I'm asking for here tonight.

Skains: Just to clarify Rob, it's to go talk to them that some of the things that we think would make a successful boat ramp, but they may not and it's too work with them to see what they think and to collaborate with them in an effort to see what they think and come back and report that to the board. While at the say time we are not closing the door on anything else and we are not making a commitment to Tom Finley for sure that we are going to do this, but we are opening the door to have those discussions. Are there plans to bring in outside consultants?

Rea: Yes. Because of the procedures that we have to follow there is no sense in us going to the city council and asking for approval if we can't get past the park board. So the meeting is with the park board, this is what we propose, we would encourage you to criticize it or praise it, one way or another, but we would want you to give us your word that you would like to set down and speak with us. At that time we bring in outside consultants like the Texas Parks and Wildlife, Corps of Engineers that both have programs that will come help you design this. There are grants, but we have the funds to do this project. If we get grants, that's just cake.

Skains: I think the grant is 75% up to five hundred thousand dollars.

Rea: We have the money to do it now and I don't want that to be a hindrance.

Skains: After we meet with the park, we look at the numbers for the other sites, compare that and take it to the council. We give it our best case scenario and here's why. If they come back and say no we want to do plan B, we're going to have to find out why. We are open to it.

Rea: We are certainly open to any other entity or location. The problem is the other locations brought up in the past few months all involve real estate.

Skains: The purchase of the real estate from what I've seen is more than what we want to spend.

Rea: It makes this project 25% of what it would cost to do it somewhere else. I just think this is something, if we can get it done, ideally in that way I think we have a home run and we can go to the City Council and say there is no way you can't approve this.

Skains asked for further comments.

Osborne: I think this is the most viable program that we could be involved in. The citizens could see our involvement in the community right now; the lake is down three feet. Everybody says where do you put your boat in. They say Caney City. They get all the motel money, gas money, sales at the convenient store. I just think this is a phenomenal idea to pursue.

Skains: We had another meeting today with the President of the Crappie Anglers of Texas. We are sponsoring their Crappie tournament in September. I asked him about a month ago to track his expenses when he goes to fish, not necessary a tournament and this is a man that fished multiple days a week. He's fished three tournaments since we had that conversation. There is no telling how many days he fished pretournament. One tournament was in Mississippi. He said his local spend at the city where he was at, that's what I was looking for, was between a hundred and fifty dollars per day per person for he and his wife. That's a pretty big impact. If we can bring in a few hundred fisherman a month that will have a good economic impact. I agree with

everything that was said tonight that a deep water boat ramp can continue those people coming in not just in the pretty months when we have water, but keep them coming in when the water is-whether the water is 6 ft or 8 ft. Depending on what the Corp of Engineers come back and tell us when they look at it. We don't want to put 200 miles of concrete to get to it, but that's what we are shooting for. It's definitely a go.

Black: Are you ready for a motion?

Skains: Yes I am thank you.

Board Member - Patsy Black: Motion to have Rob to contact the Tom Finley Park Board to discuss this and bring it back to us.

Board Member - Gary Damiano: 2nd

Board Member - Gary Damiano: Approve

Board Member - Keith Butler: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member - Cheyenne Lyons: Approve

Item #8. Presentation, discuss and/or take action on Farmers Market concept. /Rea

Rob: This next project is something ideally after we speak about it is something I'd like to see made into a project. This farmers market is something I've been trying to get done for over three years. I would like to use the old city hall set up; it's an old parking lot. I've spoken to a management company that is willing to manage the farmers market for us to alleviate us from having to handle applications from vendors, placement of vendors, and trash pickup. But the main thing is that it would be, once again, an extremely good source of ancillary source of sales tax revenue. Because if you have a viable clean neat farmers market, these people will buy their produce, subsequently go to other stores in town and purchase other ancillary items. You will see in the Letter of Intent that the management company put together. In my synopsis' of the project; essentially what they are asking us to do is rent them the property with the hardware needed, which at the beginning is 15 hard booths that will constructed with lumber and R panel metal siding. They are an 8 x 8 booth with counter space, hard panel walls and R panel roof on each one of them. They are built on skids so they can be moved. For instance if a large produce company wants to come in and rent four booths, they can all be put together in a four booth slot. The property management would like to rent the property from us for \$1,200 a month. He would in turn rent out the booths. He plans on being open six months a year; four weekends a month. Rent to a vendor would be \$200 hundred a month, per booth, per month. They will have the option to rent it by the week which will be \$75.00. So that's where his profit is coming from; between the rental of the booth and what he is paying to us in rent. He would be responsible for port a potties because you can't use the rest rooms at Brawner Hall. Brawner Hall would not be utilized at all under this proposal. An easement would be left so the fire equipment that is currently at Brawner Hall could leave the produce market without being hampered in any way. Mainly we would just rope it off. You are talking about a drive in produce market with produce cottage industry food which entails no licensing, and manufacturers of new lake oriented merchandise. One of the things that was brought up to me, there is a guy here in town that makes bird houses, it's all new, it's not used stuff. My main concern and it always has been for the last several years is I don't want to see a flea market. It's been brought to my attention by some people at the city is why don't you start off smaller and let them have 10x10 tents;

something of that nature, so you don't go to the expense of building these booths. My problem is when you put up a 10x10 tent out of Wal-Mart; it looks like a flea market. I'm absolutely opposed to it. The money that we are looking for, I've already contacted a contractor that's willing to build them on a turnkey basis. His price for 15 booths is \$14,625.00; less than a thousand dollars a booth. Worst case scenario is if we get into this and three months down the road it falls on its face these booths can be resold to different kinds of entities. The only other expense is the ruts in the parking lot that needs to be leveled out. I've got a bid on that. I would love to see the City come in and help us on that. I'm not going to bet my grandchildren on that. I've got a price on that and its five hundred dollars to level the parking lot where it's suitable to put those booths on. The only other expense would be an entry/announcement sign at the entry to the property stating brought to you by your local EDC/Management name and contact information. We don't have to be involved with that at all.

Skains: Who is the management company?

Rea: It's a DBA. He has named the company Gun Barrel Management Company. This is a side line I see as a huge benefit. This is a recent college graduate who moved to Gun Barrel City to be close to his family mainly because he just had a child. He actually majored in marketing and agricultural markets. His senior project in Arizona where he went to school was to start a produce market. That's how this whole thing got started. I've been trying to do a farmers market forever. I believe he is very well versed on the state laws. There is a whole website dedicated to farmers market. It would be a farm to market type vendor, the secondary one would be what they refer to as a cottage industry vendor. A cottage industry vendor would be someone that sells hot sauce, jellies, things of that nature that are made at their home. They are totally licensed by the state. They are not required to have any city license whatsoever. The farmers are not required to have any city license either by state statute. We don't have to get this all plugged up with a lot of applications. The vendors are responsible for their own tax revenue; their own tax credit. So it takes us out of the loop if we rent it to this management company. We have the first right of refusal to go in there.

Skains: So the vendors will be approved by the EDC? Is that what you are saying?

Rea: Yes. If we don't like what's there we would go to the management company and say that needs to be gone. He's responsible for keeping the place picked up, the port a potties, any additional insurance. So it's essentially us making twelve hundred dollars a month off a piece of property we are making nothing off of now. And we bring in a farmers market that's going to be, in my opinion, a destination. People will come in and stop at that produce market on Friday afternoon to stock up for the weekend. Hopefully they'll stock up on everything else on Main Street.

Skains: The intent is not so much to make the sales revenue off the farms market, the intent is we bring the people in for shopping; they have a reason to come into town.

Rea: I have not had a negative reaction to it once. What I'm asking for is to make this a project and put it on our budget for \$20,000 so we have a little buffer there. Maintenance of the booth and parking lot would be the responsibility of the management company that would be included in the performance agreement.

Butler: I love the fact that you are coming up with this. Is there no other piece of property that you can put this on?

Rea: One of the things that was brought to me and I believe it to be the truth. It doesn't speak well of our city, but if you put it anywhere other than Main Street, you are dead. I agree it needs to be on Main Street, but with this red light out here, and the traffic out here is already getting out of hand. You've got Hector's; I guess I'm being the devil's advocate. With the people turning right, people stopping at the fruit stand, people trying to get to Hector's and me hauling trying to get home.

Rea: That would be something that would be a negative for someone that travels that intersection daily, but in my experience the majority of traffic through this intersection is during

the week because of the school. When school is starting or letting out, this is when this really plugs up. We are talking about Friday afternoon through Sunday afternoon. Initially that was my proposal to the old mayor and old city council was to rent one of those pieces of property up here that's for sale. Then we would have to go out and spend money to rent property and in my mind why spend money when we don't have to. We are able to take something concrete to the city council, subsequently to the citizens of Gun Barrel, that no one has a negative thing to say about a farmers market for \$20,000.

Osborne: I don't see it as a traffic problem. I think it's a good plan.

Rea: It's amazing how much parking you can have and have these booths. I'm looking at 80 cars easy. There is plenty of room.

Skains: Rob, the property that's there is on the market for I don't remember exact number, but I'm fairly certain in excess of four hundred thousand, if we come across a business that wants to locate there, what's the process, what's the time?

Rea: That was addressed. I told him we were not taking it off the market and he was agreeable to a thirty day vacate. That being said, you and I and everybody setting at this table have been involved in it, knows that closing a piece of commercial property doesn't happens in thirty days. So if we give him thirty days, my contingency plan would be to go exactly the way I was just speaking. We would go find a place on Main Street and adjust his rent.

Osborne: Which would give us time to validate your idea and see if this would be a good deal because if it's successful then we could run out and take at renting something seriously.

Skains: If it's not successful then we would thank him for being here and we would sell the booths.

Rea: If he runs through the first summer and we get a contract on it that winter then it's a no brainer.

Skains: Right.

Rea: But, if it was successful throughout the summer then we would say we will rent you a piece of property where we will guarantee or lease; one way or the other. I would like to have the EDC's name on it at all time if it's successful. I don't think anything has to be set in stone and if he is willing to vacate in thirty days if we have a major retailer come in and want to buy that piece of property the famers market is not going to get in our way.

Black: Have you checked on, since the booths can be moved, that means they are not permanent. So have you checked on Ordinances concerning this area of-

Skains: Temporary structures.

Black: Temporary structures?

Rea: My understanding is that is something we would probably need some type of exemption from. But the temporary structures per se do not fall under a City Ordinance. There is a specific chapter in the States' Farmers Market publication that pretty much lines out how to do it as a City versus a private entity. I think because we would be leasing the property to a management company that we can utilize those kinds of statues and stay out of the City's way.

Black: I've always been for a farmers market from the first time they brought it up. I kept waiting for it to come. I'm with you but I hate to waste this property with a bunch of booths. I can't picture booths like that on Main Street when we are trying to improve-I don't know if it has to be on Main Street to be a go or not but I think the famers market would be a good draw. The only thing, my question is about the Ordinances and this paper here says the income from the property should be \$7,200 annually, but back here is says the rent for the facility will be \$1,200.

Black: The \$7,200 is six months.

Rea: He is asking for a six month lease. \$1,200 times six months.

Skains: He will be open six months a year?

Rea: In our contract with him he is requesting that we put in an addendum at the bottom of it that should it become viable and the EDC and the management company agree to it, there may

be a possibility that he may want to open one weekend a month throughout the off season. Then we would negotiate a rent for that.

Black: I think that would be good because there are winter vegetables that come in season as well.

Rea: I don't think there is any doubt that the majority of the traffic would be the summer months.

Black: I'm really not happy with that location for it. I'm happy for the farmers market, but I keep thinking that if someone had come to us and stood out there and said I want to put fifteen portable buildings over here on this lot we would have probably said 'naw'.

Rea: Here's the problem. It's a proven fact that a farmers market in an enclosed building does not work. This town, I can tell you from personal experience that nothing off of Main Street works ever.

Skains: Hasn't this been tried once before up by the park?

Rea: It was tried in the pavilion and it was so off track they couldn't even get the vendors to find it to rent a booth.

Black: I thought it was brought up and tossed around but I didn't know it was actually implemented.

Rea: They actually tried to get vendors to go out there and look at it and get ideas on how to set it up and the whole deal. The vendors finally gave up on it.

Black: The electricity over here, would it have to be run?

Rea: There is no electricity.

Black: That's what I know; would electricity have to be run?

Skains: There is no need for electricity.

Osborne: There would be no need for it.

Rea: That's why, to clarify this a little bit. In the State of Texas when you have a farmers market there are three tiers of vendors. One of which the farmer is literally pulling it out of the ground and putting it on a counter top. The other is what they refer to is the cottage industry and that's the people that make the jellies and the jams. The other is prepared vendors and that's like the roasted corn and things of that nature. That requires a total different level of licensing's, city intervention with their code people and everything else. That's what we are trying avoid. So therefore there will be no tier three vendors at all. So there is no need for any electricity, no need for refrigeration. They certainly need to know that upfront.

Black: I'm just saying setting out there in August with no fans running. That would be pretty tough.

Osborne: The other thing is you would have for a long time, a year, two years, three years, fifteen concentric buildings. You wouldn't have five of them looking like this, five looking like that, three looking like that, makeshift. They are all going to be the same.

Rea: They are all uniformly designed, all uniformly colored. That's what I'm trying to avoid. This is not going to be some shabbily little shack. They all will look exactly the same. They will be maintained the same, hardwood counters with varnished tops so there is no staining or anything of that nature. I'm trying to avoid the look that you get down the road.

Black: I'm for it as long as they know should a buyer come in, it's sold. As long as that's stipulated in there and the Ordinance, make sure on the Ordinance, because when you go fooling around with them that's another whole another animal.

Rea: I understand it.

Black: The Ordinances.

Rea: The one thing about the concern if the property sales, the longest lease that this man would have is a thirty day lease. We have a thirty day vacate. We will never get in a position where a vendor goes I'm making real good money here and I don't want this to disappear.

Osborne: Forbid the thought that somebody that shops at that market might be a buyer for that land; you know what a concept.

Rea: We don't know that.

Osborne: Maybe, it could be a possibility

Skains: Rob, is it your intention to put a motion on the table tonight and make this a project? Do we need special wording for the motion?

Black: We have to have the money spent, a motion for you to go forward with the farmers market concept and take it to the council in the amount of x amount of dollars.

Board Member - Rob Rea: I make a motion that we take the Gun Barrel City's Famers Market concept, the next step in the facility and asking the City Council to approve it for no more than twenty thousand dollars and twenty thousand dollars only. It would be requested of and a proper entity and that they put it on the agenda for the City Councils' approval a week from tonight.

Board Member - Jim Osborne: 2nd

Board Member - Gary Damiano: Approve

Board Member - Cheyenne Lyons: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member - Keith Butler: Approve

Item #9. Discuss and/or take action on sponsoring annual benefit for the Library at Cedar Creek Lake.

Skains: This was in the budget and had been approved.

Black: The tickets purchased are \$125.00. A table for eight is \$1,400.

Osborne: Our involvement has been a \$1,000 for the last three or four years. Last year we did a table for \$1,000 or whatever seating they gave us. When Steve Webster got on the EDC we got involved and we put it in our budget this last year and last year we paid a \$1,000 and the year before and the year before.

Black: In their order form it doesn't add up.

Skains: \$1,000 is in our budget and that's all we want to spend.

Black: So what do you do with the eight tickets then?

Skains: The eight tickets, what I would do is poll the members that want to go to Denim and Diamonds and put their name in a hat. We would draw them and take four couples and let them go. No one is a sure win.

Damiano: That's how we did it in the past.

Skains: If I go I'll probably buy my own ticket.

Black: Well that wouldn't be necessary.

Skains: Ok, I might not.

Board Member - Jim Osborne: Moved to spend a \$1,000 for seats at the Denim & Diamonds for this project in March and to do what we've been doing the last several years.

Board Member - Gary Damiano: 2nd

Board Member - Gary Damiano: Approve

Board Member - Cheyenne Lyons Approve

Board Member - Jim Osborne: Approve

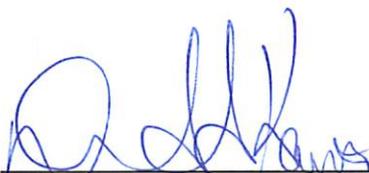
Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Board Member - Keith Butler: Approve

Adjournment: 6:33 p.m.

Approved by:   
David Skains, President

Attest by:   
Patsy Black, Secretary