

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

The Gun Barrel City Economic Development Corporation met in a Special Board meeting in the Gun Barrel City Council Chamber located at 1716 West Main Street, Gun Barrel City, Texas, 75156, Monday, October 27, 2014 at 5:00 p.m. Skains called the meeting to order at 5:00 p.m. with the following directors present: Osborne, Rea, Damiano, and Black. Sandy Janow was absent. A quorum was established.

Citizen's Comment: None

Item #1. Discuss and/or take action to approve the minutes of October 9, 2014.

[Board Member - Patsy Black: Motion to approve the minutes as stated.](#)

[Board Member - Rob Rea: 2nd](#)

[Board Member - Gary Damiano: Approve](#)

[Board Member - Jim Osborne: Approve](#)

[Board Member - Patsy Black: Approve](#)

[Board Member - Rob Rea: Approve](#)

[Board Member - David Skains: Approve](#)

Item #2. Discuss and/or take action to approve the September financials. Skains had reviewed the financials. Damiano stated all revolving loans were current.

[Board Member - Rob Rea: Motion to approve the September financials](#)

[Board Member - Jim Osborne: 2nd](#)

[Board Member - Gary Damiano: Approve](#)

[Board Member - Jim Osborne: Approve](#)

[Board Member - Patsy Black: Approve](#)

[Board Member - Rob Rea: Approve](#)

[Board Member - David Skains: Approve](#)

Item #3. Remove from the table; discuss and/or take action to become a Platinum Sponsor of CAT (Crappie Anglers of Texas)

Mr. Jay Reeves addressed the concerns of the EDC Directors and brought an additional fact sheet about Crappie Anglers of Texas.

Skains asked what happens if we don't have water.

Reeves: This will be our 8th tournament season and we have had five or six tournaments in the North Texas area over the last seven years. We have had to cancel a tournament and move it to an alternative location one time in seven years. We have gone to extensive links to figure out what lakes are at risk and the most risk in a low water situation. And frankly for Cedar Creek Lake we think we are in a pretty good situation. When the lake was at a historic level two summers ago, the lake was still accessible at Log Cabin. If you've got a lake, from our perspective, a lake at its historic level and still accessible we feel pretty comfortable that we will be able to move forward. As far as contingency planning; we will continue to monitor the lake level through 2015 moving forward as if the tournament will be there. If there is a decision that has to be made at the last minute to move the tournament we have usually set the date one

month before a specific tournament to decide whether it's a go or no go. We've only had to do that one time and we don't feel like that's going to be an issue here.

Skains: A year end banquet will be held on September 11 at 6:00 p.m. A location selected by Gun Barrel City. Does the City of Gun Barrel City pick up the tab for that?

Reeves: No, we just want to find the right location. In the last seven years we've had an entity pick up the tab one time. We know that in advance and we add that to the registration fees and we cover the cost.

Skains: Are you the person that we would work with?

Reeves: Yes I'm the one you would work with.

Rea: Obviously you are an avid angler. How much of a benefit do you believe it would be to the City of Gun Barrel if we were to have a multi ramp location with fuel; in other words a boat ramp. Unload and fuel up; in your experience as an angler, not necessarily as president.

Reeves: From my experience as an angler, I fish all over the State of Texas and all over the south. It's always nice from an angler's perspective to be able to have a good ramp, multi lanes, very solid marina with all the-one stop-you get your bait, your minnows, your ice, a good ramp to unload at, a secure area for your vehicle while you're gone. That would be a big asset for the anglers. If that's a big asset for the anglers that translates into a big asset for the community.

[Board Member - Gary Damiano: Motion to sponsor Cat in the 2015 Crappie Anglers of Texas.](#)

[Board Member - Rob Rea: 2nd](#)

[Board Member - Gary Damiano: Approve](#)

[Board Member - Jim Osborne: Approve](#)

[Board Member - Patsy Black: Approve](#)

[Board Member - Rob Rea: Approve](#)

[Board Member - David Skains: Approve](#)

Item #4. Discuss and/or take action on Orasi presentation on the feasibility studies.

Thompson: I've been a consultant with the EDC for six plus years. Brief history of the project: The EDC was looking at what kind of projects and where they would like to see where things go from a development prospective for a business/industrial park. How much would it cost to buy land, build a park, getting the infrastructure to it; what would something look like. The feasibility study was to determine what viable sites were available. Six sites were narrowed down and brought back to the EDC board. They narrowed it down to one site. Subsequently a second site was added to it. The engineering portion of the feasibility study is presented tonight. The two sites, the Crater site, located east of Hwy 175 at Hwy 334 and the Hawkins tract, which is the property owners name is just west of Hwy 175 and the north side of Hwy 334.

[Board Member - Jim Osborne: Motion made to accept the feasibility studies as presented.](#)

[Board Member - Gary Damiano: 2nd](#)

[Board Member - Gary Damiano: Approve](#)

[Board Member - Jim Osborne: Approve](#)

[Board Member - Patsy Black: Approve](#)

[Board Member - Rob Rea: Approve](#)

[Board Member - David Skains: Approve](#)

Item #5. Update on Project Office Space.

Skains and Osborne visited with the principal of Project Office Space. They made their desires known to stay in Gun Barrel City. They are looking at remodeling their current location that would last them another two or three years while we see if a light industrial project comes to

fruition. If it does then they might possible move out there. We learned a lot of things we didn't know in our visit with them. It's still a nice project that's looking good for us and I think we would go forward on that fairly quickly. It may be in remodeling expenses or finding them twelve hundred foot building.

Osborne: Their total intent is they want to stay here, they like the name. They service all of Texas so when they talk to someone in west Texas they start talking about the city which gives them an advantage to keep the sales here. The lady that is the manager of the thirty or forty something people is a Gun Barrel resident and does not want to move. He does not want to move. We had positive feedback from him about loyalty to the city.

No action taken.

Item #6. Discuss and take action to approve a request from Hector's Restaurant's to participate in the Façade Improvement Program.

Board Member - Gary Damiano: Motion to approve the Façade Project from Hector's Restaurant up to a total of \$4,500.00 based on receipts and conformance with the other rules.

Board Member - Jim Osborne: 2nd

Board Member - Gary Damiano: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Item #7. Discuss and/or take action on forming a project planning committee.

Skains wanted to formalize our project planning. I would like a two person committee to look at some project planning to the simplest format of gathering information to who called and what they wanted. I would like to be on the committee and I've asked Ms. Black because of her experience with the EDC and City Council. Other directors were welcome to be on the committee. It could be modified at any time

Board Member - Rob Rea: Motion to approve a project planning committee consisting of David Skains and Patsy Black.

Board Member - Jim Osborne: 2nd

Board Member - Gary Damiano: Approve

Board Member - Jim Osborne: Approve

Board Member - Patsy Black: Approve

Board Member - Rob Rea: Approve

Board Member - David Skains: Approve

Executive Session: 5:43 p.m.

Item #8.

Board shall convene into a closed executive session pursuant to Section 551.087 of the TEXAS GOVERNMENT CODE. To deliberate commercial or financial information the Board has received from business prospects, and to deliberate the offer of a financial or other incentive to business prospects.

6:41 p.m. Convened into open session:

Item #9. Board shall convene into open session pursuant to Section 551.087 of the TEXAS GOVERNMENT CODE. Discuss and take action on commercial or financial information the Board has received from business prospects, and to deliberate the offer of a financial or other incentive to business prospects.

No action taken.

"A quorum of the full governmental body may attend the meeting of a committee of that body, or any other city advisory board. For example, a quorum of the Gun Barrel City Council may attend a city economic development board meeting or city advisory board meeting."

The Gun Barrel City EDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations, 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

Adjournment: 6:44 p.m.

Approved by: 
David Skains, President

Attest by: 
Patsy Black Secretary