

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, March 20th, 2012 at 6:00 p.m. Rankin called the meeting to order at 6:00 p.m. with the following directors present: Cassady, Baade, Janow, and Spiegel. A quorum was established. Webster and Cavanaugh were absent. Jack Thompson and Lance Reordan/Orasi Development were present.

Citizens in attendance: Christine Morrow/Item #5, Galen Irwin and Eric Gore/Item #3, David Waidler/Item #4.

Citizen's comments: None

Items 5, 3 and 4 were moved up.

Item #5. Discuss and take action to assist Kingdom Children's Learning Center.

Christine Morrow, a resident of Mabank, Texas has a Bachelor Degree in Early Childhood and has worked in the area daycare centers since graduation. Morrow was putting in a daycare at 265 Harbor Point Dr. She was in the process of having the business licensed by the State of Texas after the inspection of the fire marshal. The permit fees had been paid to Gun Barrel City. She asked the board of directors for a loan of \$1,500 to \$2,000.00 to purchase tables, chairs and mats. Janow questioned Morrow about the coverage of insurance. Morrow informed the directors that the State would mandate everything she had to have in order to get the business licensed. Spiegel made a motion to approve the loan up to \$2,000 with additional requirements if need. The terms would be a four year note, one year grace period at 2% interest. Cassady seconded. All directors voted 'aye'. Motion carried

Item #3. Update and discussion on GBC Airpark/Galen Irwin.

Phase I. Irwin gave a brief overview of the accomplishments of the airport formerly known as Harbor Point or Mabank Airport. The airpark has gone through extensive capital improvements at the expense of the L.L.C partners. He reported he and four other participants stepped in to rescue the airport from possible closure by the FAA. The FAA had already removed their identifier from the airport, because of the unsafe conditions. At that time there were about four pilots that used the airstrip. The FAA required many restorations to the airport in order to receive an identifier. The airstrip had to be widened and lengthened, trees removed that were prohibiting proper landing and allow for a straight path for landing, pilot control lighting was installed and the area is completely fenced for security. The 505 Ranch not only allowed them to remove the trees in the flight path, but assisted them in the process. They received their new identifier '74XRAY ALPHA' and are now known as the Gun Barrel City Airpark. Recognition will be going on FAA maps in September. Irwin reported that eleven to fifteen pilots were using the Airpark now.

Phase II. Business Development

A flight school with active students was in progress as well as a flight instructor. There was an on-site mechanical repair shop and on-site repair facility.

Future Plans are to bring in fuel on-site for more aircraft traffic. Plans were being made to turn Irwin's former home into a pilot Center that will include a weather station, flight center and coffee shop. A lot of future growth was being planned.

Eric Gore was the Marketing Director.

Gore said they saw the Airpark to be regional economic development tool. They were looking at job creation and community outreach. Currently they had aviation mechanics working on aircrafts, licensed professional aviation instructors and job creation was a future goal. Galen said one big thing concerning business people was time. The nearest airports were Athens, Corsicana, Tyler and Lancaster. These areas are at least an hour or an hour and forty minutes round trip. Business people can fly into Gun Barrel City, develop their business interest, and fly out in less time. There have been people from Oklahoma, Houston, Arizona, and Dallas who have flown into the Airpark. They have homes here or they are visiting. One in particular is a dentist that has three practices; he travels around from practice to practice. They were also working on a civil air patrol in the next couple of years.

Their website is www.gunbarrelcityairpark.com. The website states the airpark to have a 2,750 foot paved runway and a pilot controlled lighting for night landing. It would be updated in the next couple of months to include community outreach and communication. Spiegel asked what would be the largest aircraft that could land at the airpark. It was Gore's understanding that a coast guard's twin aircraft had landed at the airpark before. Businesses would be able to have their messages on the website. A press release was in the making. If the EDC would be interested in

participating in the press release or in any event, they would be happy to have the EDC join them. If the EDC is interested, they would come back and give a more in-depth power-point presentation. Janow complimented the group for working with the 505 Ranch, because in the past that hadn't been possible.

Item #4. Presentation from David Waidler with AgriLife Research; Cedar Creek Lake Watershed.

David Waidler reported that Cedar Creek Lake watershed was 1007 square miles and covers portions of Rockwall, Kaufman, Van Zandt and Henderson counties. Cedar Creek Reservoir is listed on the state of Texas Water Quality Inventory for excessive pH. In response, the Tarrant Regional Water District partnered with Texas AgriLife Research to develop a comprehensive plan to address the flow of phosphorus to the reservoir. Currently there are 32 water quality management plans in the Cedar Creek watershed. 2011 represented a break out year for education and outreach in the Cedar Creek watershed as a total of 2,313 individuals learned about pollution prevention, water conservation and the importance of caring for their watershed. Spring 2012 launches another busy season for outreach in the Cedar Creek watershed. Appearances in local schools and the newly developed youth water day camp program will allow students to learn about watersheds, water conservation and water quality in a fun, outdoor setting. An upcoming watershed event was scheduled for March 23, 2012 at the Library at Cedar Creek Lake. The number one priority was to increase the awareness of Cedar Creek Reservoir and watersheds.

Item #1. Discuss and take action to approve the EDC board minutes of February 21st, 2012.

Janow made a motion to approve the minutes. Spiegel seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the February 2012 financials.

Baade reported sales tax revenue was up 5%. Mike Thompson would make a payment by the end of month. There wasn't anything unusual in the finances. Spiegel made a motion to approve the finances. Janow seconded. All directors voted 'aye'. Motion carried.

Item #6. Discuss and take action on 380 Agreement between Gun Barrel City, GBC EDC and Silverleaf.

Pull from the agenda.

Item #7. Review and discuss the marketing priorities survey. No action required.

The surveys had been returned to Larry with the highest priority being industry for Gun Barrel City followed by retail prospects. The geographic emphasis was on regional followed by local. There was discussion on public relations for the EDC. This was a no action item.

Item #8. Discuss and take action on cash donation to The Library at Cedar Creek Lake.

EDC attorney, Jeff Moore said current legislation did not allow economic developments to participate in the funding of libraries. In 2011, a bill was filed and heard in committee which could have authorized the use of Type B sales tax revenue for libraries. This bill did not pass either. Cassady made a motion to take no action. Janow seconded. All directors voted 'aye'. Motion carried.

Item #9. Discuss and take action to approve performance agreement for Tip Top Auto.

There were no changes to the performance agreement. One correction was noted on the incentive page.

Janow made a motion to approve the performance agreement. Spiegel seconded. All directors voted 'aye'. Motion carried.

Item #10. Open public hearing for Mike Huskisson, d/b/a Tip Top Auto.

Rankin opened the public hearing with no comments made.

Item #11. Close public hearing for Mike Huskisson, d/b/a/ Tip Top Auto.

Rankin closed the public hearing.

Item #12. Discuss and take action on EDC Marketing.

Thompson passed around a report for the proposed Heritage Cove PID area. It stated that to meet the 50% area & 50% value threshold they would need at least one of Cinema and La Quinta in any scenario. With these two businesses and the owner, they would need two other landowners (except Par and Andnas). Included in the report was a timeline for the proposed project. The directors were in agreement to continue with the PID area. Engineers would have to make the call on the retaining wall that was falling down.

Thompson reported that he had talked to Applebee's and they were punting about coming into Gun Barrel City at this time. They've decided to settle on Canton, Texas. They may revisit Gun Barrel City in 2013, but right now, it is not a go.

No action was taken.

Board of Director Comments.

Cassady reported that La Quinta had benefited by the motor cross event. There was a one day event planned for the end of March. Main Street Grill had also seen an increase in business from the event.

Webster had been approached by Huddle House for assistance in exterior/interior upgrades.

The aerial map that included the land use plan had been completed. Thompson thought they were the best marketing tool an EDC could have. They would be placed in the business folder for business development. The EDC would also frame the map that would be placed in the conference room.

Adjourned: 8:10 p.m.

Approved by:

Linda Rankin, Vice President

Attest by:

Pat Cassady, Secretary