

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 19th, 2013 at 5:00 p.m. Webster called the meeting to order at 5:00 p.m. with the following directors present: Spiegel, Janow, Cassady, Rankin and Cavanaugh. A quorum was established.

Citizens in attendance: Gary Damiano, Dennis Baade/City Council, Gerry Boren/City Manager, Jack Thompson, Lance Reordan, Paul Sturiale/Orasi Development, Connie Holubar/PR Outreach.

Citizen's Comment: Dennis Baade reported that GBC Music/Dino & Jamye Perelli had their business up and running and it looked pretty good. They had received their liquor license. He was working with Lanny Roberts on a Boots to Business Project. He had turned down a couple of request because the people didn't meet the criteria. Country Place Living was still on board. They had deposited another \$5,000 to escrow because their 120 days had expired. A deposit for the utility review had been sent to ECCFWSD. The District engineers would review the utility plan.

Steve Webster presented Dennis Baade with a plaque outlining his years of service as a director on the EDC Board.

Item #1. Discuss and take action to approve the minutes of the regular board meeting of February 19th, 2013 and minutes of the special board meeting March 11, 2013.

Spiegel made a motion to approve the minutes of February 19th, 2013 and minutes of the special board meeting March 11, 2013 as written. Cassady seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the February 2013 financials.

Cavanaugh reported finances were on track and there were no surprises with financials. GBC Music project had been funded. Mike Thompson had not made a payment. Janow had visited with Mike and reported that Mike was expecting an IRS refund and hoped to bring his account into line. Webster asked the directors to think of alternatives if Mike doesn't come through. Spiegel made a motion to approve the financials. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #3. Discuss and take action on invoices for Emergicon Project.

Cavanaugh visited with Chris Turner and reviewed the 2012/2013 quotes that had been submitted for payments. The performance agreement stated the EDC pays on invoices, not quotes. The total amount of quotes was higher than expected. It was agreed upon to permit invoices from October 2012 forward to be paid. Webster suggested using a P.O. system to pay by. Linda and Jim would meet with Chris to work out a plan that was beneficial for both parties. This was a no action item.

Item #4. Discuss and/or take action on any issues with the old City Hall Property.

Gerry Boren reported the title search was in progress at the attorney's office. They were just waiting on a clear title. Meals on Wheels could move to back to Brawner Hall. The flag poles would be taken down. Webster suggested that Mickie start the procedure of moving the time capsule. The property would be in one of the video shots of the City. There was a current appraisal of the property. This was a no action item.

Item #5. Discuss and/or take action on the PID or other options for Heritage Cove.

The City Council had designated Heritage Cove as a 'downtown area'. There were matching grant funds for public infrastructure to foster and stimulate economic development in rural downtown areas that could receive rural grants from \$50,000 to \$150,000 that assisted with funds for public infrastructure in designated downtown area, aids in eliminating handicap barriers and deteriorated conditions in downtown areas. The grant application was due July 2013. This was a no action item.

The Downtown Revitalization Program was part of the Texas Department of Agriculture.

Baade was working with a realtor to get the property in Heritage Cove reappraised. The theatre was making money, but not paying down their debt.

Item #6. Discuss and/or take action on proposal for the industrial park.

Orasi submitted a proposal to do an Industrial Park/Business Park Feasibility Study. Total Fixed Pricing of \$28,000, inclusive of the following items:

- Costar Property Profession Market Access for 1 Year
- Pacheco Koch Preliminary Site Engineering Analysis
- Orasi Research, Analysis, & Recommendation for Next Steps in the Development Process

A study helps a City determine if a proposed development is a reasonable venture by analyzing if the proposed development will generate adequate cash-flow and profits, if it will withstand the risks it will encounter, if it will remain viable in the long-term and if it will meet the goals of the City. Webster asked the directors to review the proposal and let him know their thoughts and ideas. This was a no action item.

Item #7. Discuss and take action on EDC marketing prospects.

Spiegel said the video project would start filming on Wednesday. Jamye & Dino had been added to their list of businesses. The City had an ad on the radio for the bass tournament. Jack Thompson asked the directors if they wanted Gun Barrel City EDC represented at the May ICSC Conference in Vegas. The cost would be \$1,500.00. This would be voted on at the next EDC meeting.

Item #8. Discuss and take action to sponsor a meal and a movie for July Fest.

The July Fest would be a three day event. A car show, concert, and fireworks were planned for Saturday's events. Boren said he had signed a contract with Bill Hanstrom who would oversee the car show. As an incentive to stay overnight, the event planners wanted to offer a meal and a movie pass to the owner of the car if they stayed overnight. The City would provide security. If the event went well, plans for an downtown October Fest may be planned. Cavanaugh made a motion for the EDC to sponsor a meal and movie pass for car owners who stayed overnight for July Fest. Janow seconded. All directors voted 'aye'. Motion carried.

Board of Director Comments.

Gerry was working with a company that would provide kiosk signs for Main Street.

Pat and Larry would come up with a recommendation for the selling price of land owned by the EDC.

The land swap between the EDC and Gary Smith had not been completed. The City Attorney would write a letter to Gary Smith stating the options Gary Smith has concerning the land swap.

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).

Adjourn: 6:21 p.m.

Approved by: _____
Steve Webster, President

Attest by: _____
Pat Cassady, Secretary