

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, November 13th, 2012 at 5:00 p.m. Webster called the meeting to order at 5:00 p.m. with the following members present: Baade, Spiegel, Rankin, Janow and Cassady. A quorum was established. Jim Cavanaugh was absent.

Citizens in attendance: Dino and Jamye Perelli/GBC Music, Travis Tarlton arrived at 5:50 p.m.
Citizen's Comment: None

Item #1. Discuss and take action to approve the minutes of the special board meeting of November 5th, 2012.
Cassady made a motion to approve the minutes as written. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and take action to approve the October 2012 financials.
Removed from the agenda because the financials had not been reviewed in time to be included in the packet.

Item #3. Discuss and take action on GBC Music Project/Dino Perelli
Dino Perelli's power point presentation outlined his plans to buy Lakeside Music in Gun Barrel City and name it GBC Music. He would have a 5 year lease agreement with options to renew lease every two years. The instrument sales would tend to increase because they will have plenty of inventory on hand. The goal of GBC Music is to create a one stop shop for all musical needs. His intentions were to create a small (75-100 seats) showroom where concerts would be produced professionally. GBC Music would offer Commercial Audio/Video sales and installation, music instrument sales consignment program, E-Bay Store, entertainment booking (bands & DJ's), music referral service ,live concert entertainment facility, w/regional and national talent, video recording, rehearsal space, P.A. rental and music lessons. There would be 'Karaoke' and 'Jam' nights, and he would work on bringing in regional and national acts as they available. GBC Music would be the only commercial recording studio within a 25 mile radius as well as the only one live streaming events over the internet. He was hoping to perform small weddings in the future. Perelli had contacted SBDC in Athens for financial assistance as well as a local bank. He also considered opening it up to investors. Rankin made a motion to approve up to \$30,000.00 at 2% with standard loan provisions and one year grace period. He would create 1 full time position and 1 part-time position plus an unspecified number of event staff for five (5) years. Spiegel seconded. All directors voted 'aye'. Motion carried. Sandy Janow would be the lead person on this project.

Item #4. Open Public Hearing for EDC Project-003: Applebee's Restaurant.
Webster opened the Public Hearing. No one was present to speak for or against project.

Item #5. Close Public Hearing for EDC Project -003: Applebee's Restaurant
Webster closed the Public Hearing.

Item #6. Discuss and approve a detailed proposal to create a commercial property video. (Spiegel)
A proposal for a commercial property video was in the packet. Project 1-Shoot video of 25 commercial properties in Gun Barrel City. Production: Consists of exterior field shots of each commercial property. Wide Static and slow pan shots. Post -Production - Consists of editing video footage into video for EDC website. Will include commercial property video combined with static slate of MLS listing and information for each property. Music bed will be placed under video. Deliverables-Web ready version for website embed on thumb drive DVD master. Pricing for this service would be \$1,250.00

Spiegel said after this video is put together he wanted it to be pro Gun Barrel City. He didn't want to favor one realtor over the other. Spiegel would handle the details and would contact Robert Blasse.

Spiegel made a motion to move forward with the video. Baade seconded. All directors voted 'aye'. Motion carried.

Item #7. Discuss and take action EDC Project: 004: Emergicon L.L.C
After discussion Cassady made a motion to change the Revolving Loan to a Line of Credit
The performance agreement was revised to state: Change Revolving Loan to Line of Credit. Section 4 (a) chg 'Property' to Entity, (c) 12 employees in GBC and additional 5 employees a year, after he draws down on the loan. The interest will be at 2% with a grace period of 90 days of the outstanding balance. If he borrows more money, he gets the grace period on the additional funds for 90 days, not the original funds. For three (3) years the line of credit is annually renewable by the EDC. After three (3) years, the line of credit goes away and the project has to be redone totally. Cassady made a motion to approve the changes above. Rankin seconded. All directors voted 'aye'. Motion carried.

Item #8. Discuss and take action to approve the purchase of land by the EDC, to be used for future development of a business park and/or a senior housing residential development?

This land was part of the Heritage Cove development. The owner of the back 13 acres offered to sell the land to the EDC for \$50,000. The EDC made a counter offer of \$25,000. Owner countered with an offer of \$35,000. Webster suggested moving the word 'senior' out of the housing development. Webster said they would have to work with the school district. Travis Tarlton owned 109 acres behind the 13 acres. He had a right of way from his land to Harbour Point Road. Webster felt Tarlton's right of way was a public right of way that the EDC could approve upon. Spiegel made a motion to approve the purchase of land subject to \$30,000. Janow seconded. All directors voted 'aye'. Motion carried. Webster reminded the directors that they would be taking on the annual cost of the PID at \$16,000 for this piece of property.

Item #9. Discuss and take action on EDC Marketing.

The new billboard was up.

A project summary for October was included in the packet. Larry and Paul Sturiale had secured the original artwork for one of the EDC's existing ads.

Spiegel outlined the steps he wanted to take for the feasibility of testing an Internet advertising campaign. He would add QSR. If the board was agreeable he would present a formal proposal at the next EDC meeting. He thought the cost would be around \$2,000. The directors were in agreement.

Board of Director Comments:

Dennis Baade and Connie Holubar had taped a radio program in October. It ran on Military Main Stream, a conservative talk radio station out of North Carolina. The Boots for Business grant criteria was on the EDC's website.

Dennis Baade (GBC City Councilman & GBC EDC), Shawn Stewart (U.S. Army Chinook Helicopter Tail Gunner Veteran - Afghanistan), Curtis Webster (U.S. Army Veteran - Vietnam and GBC City Councilman) & Jacqui Callaway (U.S. Air Force Veteran) rode in the Veteran's Day Parade 2012 - Seven Points.

The Veteran's event was a partnership between the Seven Points VFW and the American Legion in Gun Barrel City. Next year the event would be held in GBC.

Holubar outlined the coverage on the press release featuring the Boots for Business grant: Total media delivery was 6,725, headline impressions in five days-71,711, 762 downloads of the press release off the PR web wire, 42 people went to EDC website, and 140 websites picked up story. It was mentioned in the Houston Chronicles, San Francisco Chronicles, International Business Times and Boston Globe.

Rankin reported Coffee Love, next door to Anytime Fitness, would be opened by December 15.

Janow wanted to have a memorial for Veteran's in GBC. After discussion it was suggested that a memorial for Veteran's would be better suited for a Beautification Committee project. Rankin suggested the project could be revisited at a later date.

Heather Bianchi, a UT-Tyler grad student, was in the process of putting together a grant to develop a career and drug counseling recreation facility in the lake area. Cassidy had contacted Jo Ann and would contact other representatives around the lake for community support. They would all meet with Heather to see how she wanted to proceed on the project.

Country Place was doing an environmental study on the land they were going to purchase.

Adjourn: 7:55 p.m.

Approved by: _____
Steve Webster, President

Attest by: _____
Pat Cassidy, Secretary