

Minutes of the Workshop Meeting  
of the  
Gun Barrel City Economic Development Corporation

The Gun Barrel City Economic Development Corporation met in a workshop at the office located at 1720 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, October 9, 2013 at 5:00 p.m. Rankin called the meeting to order at 5:00 p.m. with the following directors present: Damiano, Cavanaugh, Braswell, Osborne, Janow and Cassady. A quorum was established.

Citizens in attendance: None

Citizen's comments: None

**Item #1. Discuss EDC Strategic Planning for 2013-14**

Priorities were set at the last workshop on September 5, 2013 with a Business Park, Heritage Cove and Education being the most important. Rankin wanted to address the business prospects that are currently on the EDC table. Rankin explained to the directors that she had been carrying the load on projects since Steve's passing, because she was the only one that knew what was going on. She felt the directors were picking up speed so it was time to share her information.

**Business Projects:**

**Project Montana:** The directors had attended a presentation that outlined the project. Rankin reported the feasibility study should be completed at anytime. There were conference calls going on concerning the finances. Rankin stated she was putting together the board that would run the center after the management company completes their work and turns its over to the veterans. The board would be meeting tomorrow. Cassady asked how the board was determined. Rankin said the Developer wanted three veterans and two civilians, a total of five people. Selected so far was: Sam Burgess, commander of the VFW and who also sets on Thunder Over CCL and Tom Engle, who was also on the board of Thunder Over CCL. Sam & Tom had asked a third veteran, Jack Ray, a Chaplin for the veterans and he had accepted. Jack Ray was noted for his great character. Rankin asked Sue Cardin of First State Bank if they could recommend someone since they might be buying the tax credit. Their recommendation was Gwen Finley, wife of the late Tom Finley. Gwen knew a lot of the City's history and she may be advantageous to the board, because she would add some sense of locality and have knowledge of who's who in town. There is still a fifth position open.

The EDC would soon be sending out Financial Applications to the Developer and she would be sending them on to different entities that would be building the center. There would have to be background checks on everyone involved. Damiano voiced concern over the fact that the EDC would not have any control over the different entities that would work on the center. This project would not be owned by a sole proprietorship. It's not as cut and dried as someone down the road. Cavanaugh and Cassady suggested they would wait and see what the risk would be. Janow suggested a performance bond for the project. Rankin said she would remain on the project and would like to have at least two other people. Janow and Cassady volunteered. Needed application completed.

**Project Texas:**

Project Texas needed 10 acres of land to manufacture plastic casings for ammunition. Storing ammunition powder would be at minimum, but would be used for testing purposes from time to time. Rankin had called Eddie Slaven and sent him information on available land. He liked what he saw around Luther Lane and Welch Road. He was not interested on the acreage at Hwy 175 & Hwy 334. Gerry and Marty had a concern with the project being too close to residential. Salven was willing to pay \$5-10,000 per acre. He had bought a business in Florida and was thinking of moving it to GBC. Rankin asked for help in finding 10 acres for this project. Cassidy would follow-up on this project. He could possibly be a candidate for the RBEG grant or Boots to Business program. Need application completed.

**Loncar Project:**

Rankin had left a message for Seth Loncar. Loncar was interested in building a retail center on his property that was on North Gun Barrel Lane. Rankin suggested they might want to turn it into a business park with offices to lease out. Osborne would contact Loncar. Need application completed.

**Family Resource Center:**

Braswell had talked to Toni Muirhead and Ray at the center. They wanted to expand the business. Braswell would continue to work with them and Oncor. Need application completed.

**James Parks-Parks Construction:**

Damiano would contact James Parks and set the date for a presentation.

**Royal Bounce:**

Mr. Ray Zellmar has leased the space known as the "old Gators" facility located at 623 South Gun Barrel Lane. He currently owns 3 businesses in Texas and 1 in New Mexico. His business will be for children 12 and under that will provide blowup jump houses and slides along with an ice cream parlor. He is asking for assistance to make improvements and purchase equipment. He had partially completed an application. Braswell would be the contact person on the project.

**Cinema:**

Rankin had spoken with Hugh Callander, the broker for the movie theatre. He had called Linda to discuss incentives for the new cinema owner. She said the sign and lighting were the best incentives offered for this project. Ray Sanders, Henderson County Judge Richard Sanders brother, called the office and was interested in buying the theatre. He was a builder for Cinemark Theatres. Rankin said they should be signing the agreement this week. Rankin is the contact person for the cinema project.

**Huddle House:** removed from list of potential projects.

**Gun Manufacturers:** Had sent out three letters to gun manufacturers with only one response.

**Gun Range:** Wait and see what Texas Ammo does.

**Don Davis Cancer Center:** Don Davis said he would donate 200 acres if we could find anyone to develop a cancer center. His land was west of the 92 acre tract.

**Dialysis Center:** They usually follow Country Place Living and we may see this business in time.

**Emergicon:** Looking for location to build.

**Project Montana: No discussion**

**92 Acres:** GBC Pharmacy will be closing on Oct. 14, 2013 to GBC Pharmacy and funds will be deposited into Southside Bank.

**Luther & Church:** 1.44 acres was for sale with improvements to be made by County Estates. Silverleaf had put in a fire lane. Water & sewer has been installed. The EDC needs to consider a reasonable price for the land.

60 acres left out of the 92 acre tract for sale. The EDC hadn't made any money off the 92 acres. Twenty one acres was donated to City. On the preparation on the remaining 60 acres, Rankin said that Gerry said he realized for the first time how the landscaping needs to be improved on the park so we can sell the 60 acres. We will see improvements to the park area. We've got to see if the property tax passes to see if we get any road bonds going so the City has infrastructure money to put in Luther Lane.

**Manning 8.797:** Rankin wasn't in the mood to buy land at this time. Board was in agreement.

**Old City Hall Property:**

The price had been reduced from \$600 hundred thousand to \$407 hundred thousand. It was listed on Loop Net at \$457 thousand.

**Feasibility Study & Survey:** This would be discussed at the next EDC meeting. The cost would be \$17,500 for the feasibility. It will be done by Pacheco Koch Engineering Company. The study will focus on Hwy 175 & Hwy 334 and where the gas line crosses Hwy 334.

**Heritage Cove:**

The erosion has been addressed by the property owners after being cited by East Cedar Creek Fresh Water Supply. Rankin stated she would like to get the property owners together to address initiating a TIF (Tax Increment Financing) district for Heritage Cove.

**Boots to Business:** Tom Terrell had made application for a grant and the committee had met with him. The committee would proceed with their due diligence before final approval will be made. Ron Spahlinger who was on the Boots to Business committee was running for a City Council seat in Payne Springs so he would need to be replaced. There was discussion on whether the project would have to go to council since it was under \$10,000. Rankin had read the law and didn't think it would need to go to council since it was under \$10,000, but she would double check.

**RBEG (Rural Business Enterprise Grant)** The USDA granted \$100,000 to the EDC in April 2013 and the EDC set aside \$99,500. If the EDC didn't make any loans, the EDC would lose the grant money. Damiano, Cassady, Cavanaugh, Mike Howell, Dennis Baade and Ralph Fortner made up the committee for this program. The purpose of this grant was for U.S. Entrepreneurs looking at starting and growing a business to receive assistance from the EDC using the revolving loan fund. Entities not eligible: corporations, organizations with over 1M in sales, and organizations with over 50 employees. The key criteria were jobs. One job equaled \$10,000 worth of grant money. It came to the EDC in the form of a grant and the EDC gave it out as a loan. Mike Howell would handle the paperwork on the grant application. It was suggested they also use the EDC basis financial application. It was a paper intensive process so the EDC would need to decide if they wanted to set a minimum for the loans. The EDC had received five letters asking for the grant, but Damiano had not seen the letters. Rankin thought they were small loan request. Rankin said Texas Ammo would qualify for this program. It could be a matching grant, but it didn't have to be. It would be on the EDC agenda to review the RBEG process.

Meeting adjourned at 6:33

Approved by: Linda Rankin  
Linda Rankin, President

Attest by: Pat Cassidy  
Pat Cassidy, Secretary