

## Minutes of the Workshop/Special Meeting of the Gun Barrel City Economic Development Corporation

The Gun Barrel City Economic Development Corporation met in a Workshop/Special meeting at the office located at 1720 West Main Street, Gun Barrel City, Texas, 75156 on Thursday, September 5, 2013 at 5:00 p.m. Rankin called the meeting to order at 5:00 p.m. with the following directors present: Spiegel, Janow, Cavanaugh, Damiano, and Cassady. A quorum was established.

Citizens in attendance: Jack Thompson/Orasi Development, City Manager Gerry Boren, and Terry Ellis/Realtor

Citizen's Comment: Janow informed the board about a conversation he had with Mr. Parks concerning the information Janow shared with the directors at the previous EDC meeting that was related to a POA incident. Mr. Parks had heard that Janow had spoken badly about him and he was upset. Spiegel didn't think the information shared by Janow would be an issue. The project would be on the next regular meeting.

Item #1. Discuss the purpose of the EDC.

Rankin said the board was starting at the basic since losing Steve. Everyone needed to be on the same page. Suggestion and comments:

Janow wanted all the directors to take an active role in the projects. Did the EDC need to hire an EDC Director? Spiegel suggested working together as a committee. Put items in a memo and update other directors in an email. A software program called Smart Sheet was suggested with a point person being assigned for each project keeping the document up to date. All board members would have access to the document. Damiano suggested focusing on what needs to happen. Will projects happen with or without the assistance from the EDC? Discretion was very important. Evans suggested bringing potential projects to the entire board instead of the two person committee. Boren said sometimes he got calls for potential projects first, but could also use the Smart Sheet for keeping everyone informed.

Item #2. Discuss Standing Rules of Procedure.

The Standing Rules of Procedures were put in place in 2000 and updated in 2006. If these guidelines were used in the future they would have to be updated.

Item #3. Discuss Goals and Objectives.

Goals and objectives are. (1 ) two people from the board would talk to a potential client, (2) Expectations-#of jobs, what comes to GBC, (3) Strategies-Jack, (4) Credit Score vs. Loan Interest, Percent, (5) Check list with application, last two years tax return, criminal back ground check, (6) Collateral for loans, (7) City Ordinances and participations, (8) Meet goals and Objectives, (9) Strategic Planning 'priorities' what is most important, (10) Project assignment.

Item #4. Discuss Current Action Items and Proposed Projects.

The following items were discussed:

Business Park: Office space, Medical, executive suites, accounting, professional services, call center.

Light Industry: 2-3 lots, distribution

Education-Extension, JUCC, Tech College, for profit college, Agni-vocation,

Infrastructure: gas, water/sewer, electric, rail, broadband, roads, homes,

Location: Hwy 334/Hwy175, airport-light industry

Heritage Cove:

Mixed use without retail.

The bank was going to repair walls and ceiling at the theatre and sell it for two million dollars.

There were two theatre companies interested in buying the theatre.

La Quinta was for sale.

The EDC could provide lights, sidewalk and signage to Heritage Cove, finance a PID/TIF

Professional Park:

The owners of Sears strip center was thinking about putting in a small Slash Park, memorial park, entertainment and retail.

East/West Road-Survey for Hwy 334 & Hwy 175.

Harbor Point Road to Hwy 198

Bike Path, well lit sidewalks.

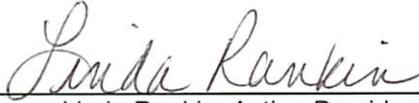
The directors discussed working on a business park, Heritage Cove, Education.

Item #5. Discuss Action Committee Roles.

Committees would be formed as needed.

Adjourn: 7:00 p.m.

Approved by:



Linda Rankin, Acting President

Attest by:



Pat Cassidy, Secretary

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