

**MINUTES**  
**Taylor Economic Development Corporation**  
**April 25, 2018**

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, April 25, 2018 at 5:00 p.m. at the Taylor Economic Development Corporation Conference Room located at 112 W. 2<sup>nd</sup> St., Suite 203, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Dwayne Ariola, Secretary
Joe Burgess, 1 <sup>st</sup> Vice Chair	Mark Thomas, President/CEO
Scott Green, 2 <sup>nd</sup> Vice Chair	Regina Carlson, Program Manager
Clark Jackson, Treasurer (absent)	

Guest:

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**Call to Order:** Chair Kelly Cmerek called the meeting to order at 5:18 p.m. and declared a quorum.

**Citizen Communication:** Cmerek asked for citizen communication and none was presented.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

**1. Approve Minutes from March 28, 2018 Board Meeting (Cmerek)**

Cmerek asked if anyone had any corrections or changes to the Minutes.

Scott Green moved to approve the March 28, 2018 Minutes as submitted.  
Joe Burgess seconded the motion; motion passed.

Ayes: 4                      Nays: 0

**2. Discuss and consider accepting March, 2018 Financials**

Joe Burgess moved to accept the March, 2018 Financials as submitted.  
Scott Green seconded the motion; motion passed.

**3. Project Update (Thomas)**

Valero has broken ground across the road. This area is being used to store equipment and materials. Thomas states that the timeline for Hart Components has been moved back to June, 2018. Regina Carlson, Program Manager reported that the TEDC sponsored the Taylor Works event on April 25, 2018. The program was organized by the Taylor Chamber of Commerce and consisted of over 350 students from Taylor ISD, Granger ISD, Thrall ISD, and Thorndale ISD. Over twenty local businesses/organizations were represented to introduce the students to different trades. This was a career fair to get the students interested in learning a trade for the future.

The Board of Directors adjourned to Executive Session #1 and Executive Session #2 at 5:43 p.m.

**4. Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to discuss or deliberate regarding commercial and/or financial information on business prospects that the TEDC seeks to have locate, stay, or expand in or near the city of Taylor, Texas, and with which the TEDC is conducting economic development

negotiations and/or to deliberate the offer of financial or other incentives to the business prospects (Texas Gov't Code, Section 551.087)

- a. Project 1
- b. Project 2
- c. Project 3

5. **Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to discuss the purchase, exchange, lease, or value of real property (Texas Gov't Code, Section 551.072)

The Board of Directors came out of Executive Session #1 and Executive Session #2 at 6:40 p.m.

Chair Cmerek stated that there were three motions to consider as a result of Executive Session #1 and Executive Session #2

*Motion #1- Pilot Knob Performance Agreement:* Kelly Cmerek made the motion to amend the existing performance agreement with a new requirement of two part time employees, with the additional requirement that the company acquire and place the originally planned permanent wine manufacturing equipment in the Taylor Winery location within 120 days.

Ayes: 4 \_\_\_\_\_ Nays: 0 \_\_\_\_\_

*Motion #2-Previously Approved Summit Cabinets Agreement:* Kelly Cmerek made the motion to allow for the transfer of the Real Estate under the assumption that it does not affect the existing performance agreement or claw back requirements.

Ayes: 4 \_\_\_\_\_ Nays: 0 \_\_\_\_\_

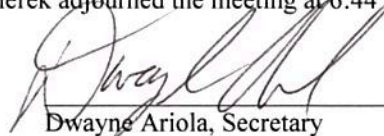
*Motion #3- Taylor Bedding Previously Approved Performance Agreement:* Kelly Cmerek made the motion to allow the Taylor EDC CEO to provide a signed release of lien when the company places \$70,000.00 on deposit with the escrow agent.

Ayes: 4 \_\_\_\_\_ Nays: 0 \_\_\_\_\_

## 6. Feedback (Board)

There was no business feedback.

**Adjournment:** There being no further business, Chair Cmerek adjourned the meeting at 6:44 p.m.

  
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Dwayne Ariola, Secretary

Attest:

  
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Regina Carlson, Program Manager