

**MINUTES**  
**Taylor Economic Development Corporation**  
**August 22, 2015**

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Saturday, August 22, 2015, at 8:30 a.m. at Taylor Economic Development Corporation (TEDC) located at 700 North Main Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Scott Green, Secretary
Christine Lopez, 1 <sup>st</sup> Vice Chair	Sean Stockard, President/CEO
Joe Burgess, 2 <sup>nd</sup> Vice Chair	Elaine Roznovak, Office Manager
Clark Jackson, Treasurer	

Guests:

Jesse Ancira	
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**Call to Order:** Chair, Kelly Cmerek called the meeting to order at 9:19 a.m. and declared a quorum.

**Citizen Communication:** Cmerek asked for citizen communication and none was presented. No citizens were present.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

**1. Approve Minutes from July 22, 2015 and August 4, 2015 Board Meetings (Cmerek)**

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

Joe Burgess moved to approve the July 22, 2015 and August 4, 2015 Minutes as submitted. Christine Lopez seconded the motion; motion passed.

Ayes: 5                      Nays: 0

**2. Discuss and consider accepting July 2015 Financials (Jackson)**

Jackson stated that the sales tax is way up.

He stated that he had no questions regarding the financials and that they appear to be in order.

Cmerek requested that a "Year to Date Profit & Loss Statement" be presented at each meeting in addition to the monthly Profit & Loss Statement.

Clark Jackson moved to accept the July 2015 Financials as submitted. Christine Lopez seconded the motion; motion passed.

Ayes: 5                      Nays: 0

### 3. CEO/Commerce & Industry Report (Stockard)

Stockard reviewed and discussed the pipeline report. He explained that everything highlighted in “red” is new from the previous month. He also explained that the most current monthly pipeline report is the only report posted on the TEDC website.

This month there were 3 submittals:

- Project Battery Pack
- Project Energy Doctor
- Project Charcoal

The TEDC also just recently submitted for Project Diamond.

Stockard is concerned that Hutto is not moving in the same direction that the TEDC is on the megasite. The TEDC has been operating all along that when the megasite is marketed and a potential project is landed (regardless of what side of FM 3349), we are still going to partner with Hutto and participate in the incentives. The TEDC would also split the benefit of the property tax generation, sales tax, etc. The Hutto City Council has not made a comment that they are still on board with this plan, as they did with the Tesla project. In the next 30 to 60 days the TEDC will make a presentation to the Hutto City Council regarding doing a master plan for the megasite. We want to formalize that we are all still partners in this plan. It seems that Hutto does not want to share the benefits with the TEDC if the project were to land on their side on FM 3349. Lopez questioned what will happen if Hutto decides not to partner with the TEDC. Stockard explained that the TEDC will continue to market the property on our side (East of FM 3349) of the megasite.

Jackson and Lopez questioned the LGC and whether it was formalized. Stockard explained that the LGC was formalized and that covers it if we use it. We do not have any formal commitment between the 2 communities to market and share in the incentives. If we get to that point, then we have the LGC in place to filter everything through.

Green recommended that the LGC be legally formalized. The paperwork has been initiated, but never got the entities together or set the by-laws in place.

Stockard explained that Ron Morrison has made it clear to the Hutto Mayor and the Hutto City Manager that if a project is interested in locating in the megasite, and Hutto or Taylor do not intend to partner together, the County will not incentivize anything.

Cmerek questioned the status of Project Tonk. Stockard explained that he has been working with the Welcome Group and KDW to put together a lease rate for the project.

Green asked if there is someone who is possibly interested in the entire building. Stockard responded that there is a modular home builder. They want to lease for 3 years with the option to buy. Stockard is working with the Welcome Group on structuring a lease rate.

Green questioned what the TEDC would do if both Project Tonk (needing 20,000 sq. ft.) and the modular home builder (needing 50,000 sq. ft.) were to both want to sign contracts at the same time. Stockard responded that the TEDC would need to look at both projects and determine which project has the most strength and most benefit to Taylor.

Stockard explained that there has been much interest in Taylor.

Don Flor Company has lined up 9 or 10 companies in the Seattle area for the trip in October. 3 or 4 of the companies have already set appointments to meet. These are technology based and high end manufacturing companies.

Green asked about the status of Project Rocking Chair. Stockard responded that there has been no progress or changes.

The Board of Directors adjourned to Executive Session at 9:41 a.m.

4. **Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (Texas Gov't Code, Section 551.074)
  - a. BRE position

The Board of Directors came out of Executive Session at 10:06 a.m.

5. **Open Session:** Consider actions from Executive Session.

Chair Cmerek stated that there was one item to consider as a result of Executive Session.

1. Job description for the BRE position.

Green recommended modifying the **JOB TITLE** to "*Business Retention & Expansion Director*"

Burgess recommended that under **ESSENTIAL DUTIES AND RESPONSIBILITIES**, in lieu of "right hand man" it be stated "*retention and expansion program contact and relieves for the President in his or her absence or at his or her request*".

Burgess recommended that in paragraph 2, "With other staff members, *the position fosters...*"

Burgess recommended bullet item #4 read "*appropriate*" in lieu of certain.

Burgess recommended bullet item #11 read "*Develop*" in lieu of Develops.

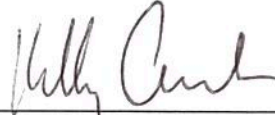
Scott Green moved to accept the job description for BRE director with the changes noted. Christine Lopez seconded the motion; motion passed.

Ayes: 5                      Nays: 0

6. **Feedback (Board)**

Stockard stated that he has never been given an official job description nor has the office manager been given an official job description. He will put those descriptions together and bring them back to the board at a later meeting.

7. The Regular Board Meeting portion of the Strategic Planning Session ended at 10:14 a.m.



~~Scott Green, Secretary~~

Kelly Greenek, Board Chair

Attest:

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Elaine Roznovak, Office Manager