

**MINUTES**  
**Taylor Economic Development Corporation**  
**December 16, 2015**

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, December 16, 2015, at 5:00 p.m. at Taylor City Hall Council Chambers located at 400 Porter Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair (Arrived at 5:17 p.m.)	Scott Green, Secretary
Christine Lopez, 1 <sup>st</sup> Vice Chair	Clark Jackson, Treasurer
Joe Burgess, 2 <sup>nd</sup> Vice Chair	

Absent:

Elaine Roznovak, Office Manager	
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Guests:

Mark Thomas	Rodney Frazier
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**Call to Order:** 1<sup>st</sup> Vice Chair, Christine Lopez called the meeting to order at 5:07 p.m. and declared a quorum.

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

Mark Thomas was introduced as the new President/CEO of the TEDC. He stated that he is very excited to be joining the TEDC and working in Taylor. He stated that he enjoyed working with Sean Stockard on the recruiting trips and complimented Stockard on his professionalism and great representation of Taylor and the TEDC. Lopez welcomed Thomas to the TEDC. She thanked him for his kind words regarding Stockard and for attending tonight's meeting.

**AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:**

**1. Approve Minutes from October 28, 2015, November 12, 2015 and November 24, 2015 Board Meetings (Cmerek)**

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

Scott Green moved to approve the October 28, 2015, November 12, 2015 and November 24, 2015 Minutes as submitted.

Joe Burgess seconded the motion; motion passed.

Ayes: 4                      Nays: 0

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

Jackson stated that more money was spent than taken in during the month of October mainly due to the \$25,000 that was paid for the infrastructure grant.

\$10,000 was received from the City of Georgetown as reimbursement for their portion of the industrial and recruiting marketing consultants.

He mentioned that he would like to find out how many more sales tax rebates are owed to Burrows Cabinets. Lopez agreed that the agreement needs to be reviewed.

He gave an update on the loan amount of the spec building.

Joe Burgess moved to accept the October 2015 and November 2015 Financials as submitted. Scott Green seconded the motion; motion passed.

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

**3. Discuss and consider MCIP Sign (Cmerek)**

It was approved at a previous board meeting to install a sign at the Mustang Creek Industrial Park. Before his departure from the TEDC, Stockard received several bids for the sign. There is a bid for \$17,000 for a solar powered sign. The board members agreed to proceed with this vendor. Cmerek will call the vendor to confirm that the bid is still valid and ask them to proceed with getting the sign ordered and installed.

**4. Discuss and consider TEDC messages being included in the City of Taylor monthly utility newsletter (Burgess)**

Burgess stated that he had a conversation with Susan Brock with the City of Taylor regarding getting the word out to the citizens of the things the TEDC is accomplishing and the positive aspects of what is happening in Taylor from the TEDC prospective. In the past, the TEDC had a section of the newsletter that went out with the utility bills. Lopez stated that it was done quarterly, but for some reason it was stopped. Everyone agreed that this should be reinstated. Burgess stated that Brock thought it was a good idea and that there should be very little cost associated with the newsletter. Burgess will pursue this matter with the TEDC staff after the first of the year when they are fully staffed.

**5. Discuss and consider TEDC name badges for Board Members (Burgess)**

Burgess thought it might be a good idea for the board members to have name badges for events that they attend. This would identify that the members are associated with the TEDC. Everyone agreed that this is a good idea and to have the name badges ordered.

The Board of Directors adjourned to Executive Session #1 at 5:19 p.m.

- 6. Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to consult with its attorney to seek advice on a matter about pending or contemplated litigation; or a settlement offer; and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act. (Texas Gov't Code, Section 551.071)
- a. HDI Plastics

The Board of Directors came out of Executive Session #1 at 6:01 p.m.

**7. Open Session:** Consider action from Executive Session #1.

Chair Cmerek stated that there was no action to consider as a result of Executive Session #1.

The Board of Directors adjourned to Executive Session #2 at 6:15 p.m.

**8. 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. CEO Position

The Board of Directors came out of Executive Session #2 at 6:37 p.m.

**9. Open Session:** Consider action from Executive Session #2.

Chair Cmerek stated that there was no action to consider as a result of Executive Session #2.

The Board of Directors adjourned to Executive Session #3 at 6:38 p.m.

**10. 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 Module

The Board of Directors came out of Executive Session #3 at 7:10 p.m.

**11. Open Session:** Consider action from Executive Session #3.

Chair Cmerek stated that there was one motion to consider as a result of Executive Session #3.

Project Module: Christine Lopez made a motion for the following:

**Item #1:** To sell the spec building in the MCIP to Roger Crooks for \$2.6 million dollars including the land the building is located on.

**Item #2:** To provide a \$210,000 cash grant tied to 70 jobs to be incurred within the first 2 years; and, all additional claw backs that will be requested will be defined and worked between Kelly Cmerek, the TEDC Chair, and legal counsel, Leland Enochs.

**Item #3:** To lease 14 acres in the MCIP to Roger Crooks for \$1 per year for 4 years. Legal counsel will provide the TEDC with adequate protection pertaining to the additional requirements and claw backs for that contract. The TEDC will have the opportunity to grant the lessee the property any time within 4 years when lessee is ready to build. Legal counsel will provide the TEDC with adequate protection pertaining to the contract.

Scott Green seconded the motion; motion passed.

Ayes: 5 \_\_\_\_\_ Nays: 0 \_\_\_\_\_

**12. Feedback (Board)**

There was discussion regarding the Mustang Creek Industrial Park getting filled up and the potential prospects for the purchase of land for a new industrial park.

Burgess would like to see the TEDC get aggressive on pursuing what will happen with the Wright Distributing building.

Cmerek mentioned that it may be a good idea for he and Mark Thomas to fly to Kansas to meet with the Big Industrial owners to try to work a deal. Green agreed with the idea.

**Adjournment:** There being no further business, Chair Cmerek adjourned the meeting at 7:20 p.m.



Scott Green, Secretary

Attest:



Elaine Roznovak, Office Manager