

**MINUTES**  
**Taylor Economic Development Corporation**  
**January 22, 2020**

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, January 22, 2020 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 (Absent)
Betty Day, 1 <sup>st</sup> Vice Chair	Mark Thomas, President/CEO
Joe Burgess, 2 <sup>nd</sup> Vice Chair	Regina Carlson, Program Manager
Clark Jackson, Treasurer	

**Guest:**

Brian LaBorde, Taylor City Manager	
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**Call to Order:** Chair Kelly Cmerek called the meeting to order at 5:08 p.m. and declared a quorum.

**Citizen Communication:** Cmerek asked for citizen communication.

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

**1. Approve Minutes from December 11, 2019 Board Meeting (Cmerek)**

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

Clark Jackson moved to approve the December 11, 2019 minutes as submitted.  
Betty Day seconded the motion; motion passed

Ayes: 4                      Nays: 0

**2. Discuss and consider accepting December, 2019 Financials (Jackson)**

Clark Jackson moved to accept the December ,2019 financials as presented  
Joe Burgess seconded the motion; motion passed

Ayes: 4                      Nays: 0

**3. Brian LaBorde, Taylor City Manager,** discussed scheduling a joint meeting or workshop with the City Council to discuss the City’s Comprehensive Plan. LaBorde stressed that the meeting/workshop would focus on the comprehensive plan, growth of Taylor, future land use, and transportation. It was decided that a joint meeting/workshop would be scheduled.

**4. Project Updates: (Thomas)**

Thomas gave the following updates:

Hart Components has completed the slab for the construction 60,000 square foot building, which will be a 4.5 million dollar investment.

Thomas toured Durcon after the fire. Efforts are being made to re-open in 60-90 days.

Masterson has the slab completed and waiting on the building.

RCR Rail Park is making progress and has started on marketing efforts. Rail and Non Rail commercial sites will be available.  
Project Top is still considering relocating to Taylor in the Walnut Creek Industrial Park.

The Board of Directors adjourned executive Session at 5:52 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:
- the purchase, exchange, lease, or value of real property (Section 551.072)
  - 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 the offer of financial or other incentives to the business prospects (Section 551.087)
  - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (Section 551.074)
    - a. Project 1
    - b. Project 2
    - c. Project 3

The Board of Directors came out of executive session at 6:42 p.m.

Motion #1- Texas Beer Company- Kelly Cmerek made the motion to consider to give Texas Beer Company two options: 1. With payment of \$25,000.00 cash, TEDC would release lien on equipment, or 2. Reduce term of performance agreement from 10 years to 5 years.: motion passed

Ayes: 4                      Nays: 0

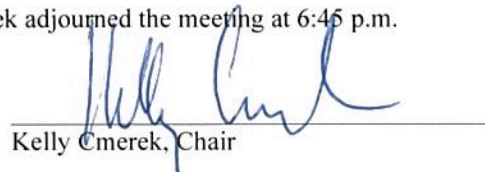
5. **Feedback (Board)**

No feedback

**Adjournment:** There being no further business, Chair Cmerek adjourned the meeting at 6:46 p.m.

Attest:

  
Regina Carlson, Program Manager

  
Kelly Cmerek, Chair