

MINUTES Taylor Economic Development Corporation June 24, 2015
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The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, June 24, 2015, at 5:00 p.m. at City Hall located at 400 Porter Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Scott Green, Secretary
Christine Lopez, 1 st Vice Chair	Sean Stockard, President/CEO
Cecil Bowen, 2 nd Vice Chair	Traci Anderson, VPCI
Clark Jackson, Treasurer	Elaine Roznovak, Office Manager

Guests:

Isaac Turner	Raymond Brown
Noel Bernal	Megan Klein
Jennifer Black	Amy Everhart
Casey Sledge	Ian Davis
Judy Blundell	Dick Moeller
Brent Humphreys	

Call to Order: Chair, Kelly Cmerek called the meeting to order at 5:10 p.m. and declared a quorum.

Citizen Communication: Cmerek asked for citizen communication.

Judy Blundell registered to speak. She spoke in support of the Texas Beer Company.

PRESENTATION:

1. Status update report on Allison Drive and TEDC Spec Building given by Casey Sledge of Sledge Engineering

Sledge reported that the Allison Drive project is out for bids. No bids have been received to date. The contractors are behind on their current projects due to the recent rains. The bid opening has been rescheduled for July 7th. If we get bids in on July 7th, we will bring the bids to the board for their consideration.

Sledge reported that the Spec Building design has been approved and completed. There has been city approval. Base is being installed. The project is moving along very well and is ahead of schedule. KDW is very easy to work with. The groundbreaking is set for July 9th.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

2. Approve Minutes from May 27, 2015 Board Meeting (Cmerek)

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

Scott Green moved to approve the May 27, 2015 Minutes as submitted.
Clark Jackson seconded the motion; motion passed.

Ayes: 5 Nays: 0

3. Discuss and consider accepting May 2015 Financials (Jackson)

Jackson explained that the spec building has been reclassified as “Work in Progress”.

Cmerek asked if Mike Brooks confirmed this change. Roznovak explained that Brooks made the change himself in the TEDC QuickBooks system.

Cecil Bowen moved to accept the May 2015 Financials as submitted.
Scott Green seconded the motion; motion passed.

Ayes: 5 Nays: 0

4. Discuss and consider approving final performance and loan agreement for Project Remington (Anderson)

Anderson stated that Project Remington is not accepting the Taylor EDC’s agreement at this time. They may be interested at a later date if the land is still available. They are going through personal commitments at this time and are growing very rapidly. They do not want to over commit themselves right now. They signed a contract with Remington guns yesterday.

5. Discuss and consider approving final performance and loan agreement for Project Mother Hubbard (Stockard)

Stockard explained that this project has already been approved. The company has accepted the terms. This is the final agreement. He mentioned that this starts out as a loan, then it turns into a grant at the end of the period. The TEDC has agreed to loan up to \$206,500 for the purchase of the land. That will be the land grant. There will not actually be any cash changing hands, but that is the value of the land. Then, an additional \$187,200 of cash financial assistance to be used for site preparation, purchase of building fixtures and equipment in accordance with project and funding payment procedures set up in Section 4 of the agreement. That is the broad terms of what we agreed to do in helping the company to relocate here. Under their obligation, they are going to agree to locate their manufacturing operation in our industrial park. It will be within 12 months of the effective date of this agreement. Groundbreaking on the site is planned as soon as possible. They will be bringing with them 22 existing jobs. They have agreed to create an additional 50 new jobs. They have agreed to pay those employees at least \$18/hr. or \$37,440/yr. They have agreed that within 3 years of the effective date they will institute a benefits policy that will include health insurance, retirement program, paid vacation and paid sick leave. They have agreed to stay within the community for at least 10 years. The job creation incentive is 5 years. Once the city has finalized their portion of the incentive package, the company will be ready to execute the TEDC agreement.

Christine Lopez moved to approve the final performance and loan agreement as presented for Project Mother Hubbard.

Scott Green seconded the motion; motion passed.

Ayes: 5 _____ Nays: 0 _____

6. Discuss and consider approving final performance and loan agreement for Project Mallard (Stockard)

Stockard explained that this is an infrastructure project. The TEDC has agreed to fund up to \$25,000 for the cost of construction and installation of the electrical and water utilities for the project. The invoices will be paid directly to the contractors for the work that has been done, or if the project pays the contractor directly, the TEDC will reimburse the project for the paid invoices. The agreement states that the project has 24 months from the effective date of this project to get a certificate of completion. However, that is incorrect and will be changed to 12 months.

Christine Lopez moved to approve the final performance and loan agreement with a correction to page #2, Item #3.1 to read “twelve (12) months” in lieu of “twenty-four (24) months” for Project Mallard.

Scott Green seconded the motion; motion passed.

Ayes: 5 _____ Nays: 0 _____

7. CEO/Commerce & Industry Report (Stockard)

Stockard reviewed and discussed the pipeline report.

Project Mother Hubbard has accepted the incentive offer and the agreement was just confirmed.

Project Advance is a positive lead. It is a \$59,000,000 capital investment project and will employ at least 75 people with an annual average wage of \$65,000/yr. plus a full benefits package. An informal incentive offer has been put together that includes information from the TEDC, the City and the County. This matter will be discussed in specific details in executive session.

Project Note is a dead project. They are no longer looking at Central Texas.

Project Aurora Boreal is no longer looking at Texas as one of their choices.

Project Titanium is a dead project.

8. BRE Report (Anderson)

Working on MCIP signage. A design needs to be picked and sent out for bids.

Met with Durcon and they are picking up their hiring process. They are going to 4 shifts.

Met with Ted Hejl to discuss trademarking the new logos.

TEDC hosted the Williamson County Association of Realtors Bus Tour on April 9th. It was a great success. About 120 realtors attended. There were speakers from all partners. There was a drive by of the spec building site.

Working with the Taylor Chamber on the 2015 Business Expo and Job Fair.

Working on the Industry Appreciation Luncheon.

Anderson reminded everyone of upcoming events and dates.

The Board of Directors adjourned to Executive Session at 5:52 p.m.

- 9. 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 McKenzie
 - b. Project Lonestar
 - c. Project Advance

The Board of Directors came out of Executive Session at 8:14 p.m.

- 10. Open Session:** Consider actions from Executive Session.

Chair Cmerek stated that there are 2 motions to consider from Executive Session.

Project McKenzie: Christine Lopez made a Motion to offer up to \$250,000 for qualified expenditures. The TEDC money is contingent on the City of Taylor matching dollar for dollar. All monies being received of \$250,000 Austin, \$250,000 Taylor, \$250,000 City of Taylor must be collected prior to the TEDC providing our dollar contribution. The TEDC must have first lien on the equipment. The project needs to be up and running in 12 months.

Clark Jackson Seconded the Motion; Motion passed.

Ayes: 3 Nays: 1 (Kelly Cmerek) Abstentions: 1 (Cecil Bowen)

Project Advance: Christine Lopez made a Motion to authorize putting the incentive package values on the term sheet in motion and that the values are good for the land which is \$295,000 and for the cash grant which is up to \$488,000. 90 day expiration date for acceptance of offer.

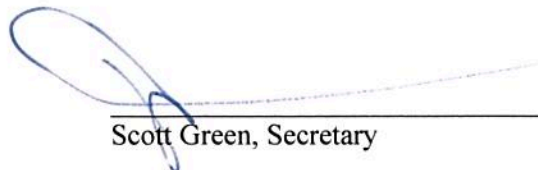
Scott Green Seconded the Motion; Motion passed.

Ayes: 5 Nays: 0

- 11. Feedback (Board)**

There was no feedback.

Adjournment: There being no further business, Chair Cmerek adjourned the meeting at 8:19 p.m.



Scott Green, Secretary

Attest:



Elaine Roznovak, Office Manager