

<p><b>MINUTES</b>  <b>Taylor Economic Development Corporation</b>  <b>June 25, 2014</b></p>
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The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, June 25, 2014, at 5:00 p.m. at Taylor Economic Development Corporation, 700 N. Main Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Sean Stockard, President/CEO
Cecil Bowen, 2 <sup>nd</sup> Vice Chair	Traci Anderson, VPCI
Scott Green, Secretary	Elaine Roznovak, Office Manager
Clark Jackson, Treasurer	

Absent:

Christine Lopez, 1 <sup>st</sup> Vice Chair
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**Call to Order:** Chair, Kelly Cmerek called the meeting to order at 5:06 p.m. and declared a quorum.

Cmerek asked for citizen communication and none was presented.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

**1. Approve minutes from May 28, 2014 Board Meeting (Cmerek)**

Clark Jackson moved to approve the May 28, 2014 Minutes.  
 Cecil Bowen seconded the motion; motion passed.

Ayes: 4                      Nays: 0

**2. Discuss and consider accepting May 2014 Financials (Jackson)**

Jackson requested accounts with zero balances be deleted in the future on the P&L Budget vs. Actual report. Anderson explained that we attempted that and the end balances on the report were deleted. We are consulting with the auditor on that matter and the reports are still a work in progress.

Cmerek questioned the budget comparison report. In his opinion it should compare “where you are currently versus where you should be at a certain point and time”. Cmerek will further discuss with Stockard at a later date to explain his recommendations.

Jackson explained that this month’s tax increase is due to a prepaid tax and is not due to an audit.

Clark Jackson moved to accept the May 2014 Financials.  
 Scott Green seconded the motion; motion passed.

Ayes: 4                      Nays: 0

The Board of Directors adjourned to Executive Session at 5:25 pm.

3. **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 Overload
  - b. Project Lonestar
  - c. Project Health
  - d. Project Auto

The board came out of executive session and the regular meeting resumed at 5:58 p.m.

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

Chair, Cmerek stated no action was taken.

5. **CEO/Commerce & Industry Report (Stockard)**
  - a. **Update on submitted leads**

As a result of a recent Mission Trip to Southern California, there are 3 companies coming to visit Taylor in the next few weeks. 2 are high tech companies and 1 is a manufacturing company.

Met with a company that manufactures thermostats and HVAC systems that has chosen central Texas as one option for their site re-location from California. Taylor and 4 other communities are being considered. They found us via the new TEDC website. This company would create 200 jobs with an average salary of \$35,000 per year with benefits. They are in need of 150,000 sq. ft. building.

Taylor EDC and Georgetown EDC to partner and approach California companies with a modified marketing campaign through letters to CEO's and phone calls to target industries that Taylor and Georgetown are both interested in. The goal is to reach 500 companies a quarter through this campaign. Once a quarter, line up interest in 5 to 6 prospective companies and make a trip to California for a visit. Georgetown and Taylor to split the marketing costs equally.

Anderson questioned the benefit of partnering with Georgetown on this campaign in lieu of Hutto? Stockard replied that (1) Hutto is too close and there may be competition, whereas Georgetown is a completely different community with different attributes; and (2) Hutto does not have the finances at this time.

Strategic planning session needs to be scheduled. Stockard to send e-mail to everyone with potential meeting dates.

Discussion regarding possibly selling the Walnut Creek property and acquiring property on Chandler Road due to visibility.

Discussion regarding the importance of building spec space and the opportunities it would bring the community.

Discussion regarding the need for future plans for the permanent location of the TEDC offices.

**6. BRE Report (Anderson)**

- a. **See printed report for more details**
- b. **Update on company outreach**
- c. **Update on Chamber activities**
- d. **Update on Taylor Marketing Team**

Williamson County Equipment has officially closed on the land and already has equipment there.

B&M Tractor is looking to expand their business in the upcoming year.

Mezoozah's is looking to expand in the next year - possibly a second location or a bigger building.

7 RFP's have been received by the Taylor Marketing Team for the rebrand of Taylor. The selection has been narrowed down to 3 for interviews.

The EDC website is being updated regularly with news feeds and community events.

Project Innovative is no longer interested in locating in Taylor.

Consulting firm contacted us for a company looking for rail. This was a lead from Jason Ford.

Local realtor contacted us for a company looking for 221 acres.

Our intern, Roxie Davila, started on June 17 and will be with the EDC for 6 weeks. She is working on the EDC scrapbook, research on local businesses, etc.

Taylor Iron-Machine Works is still working with the City to get plans worked out to determine which option they are interested in accepting.

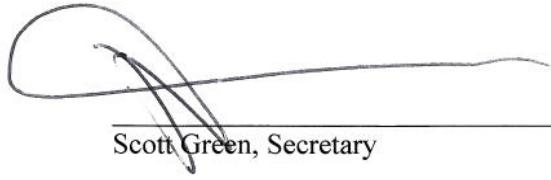
Jackson inquired about Moehnke Custom Cabinets. Stockard replied that he recently spoke with Moehnke and he is aware of his deadline with the EDC.

Anderson reminded everyone of upcoming events and dates.

**7. Feedback (Board)**

There was no feedback.

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



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Scott Green, Secretary

Attest:

  
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Elaine Roznovak, Office Manager