

MINUTES
Taylor Economic Development Corporation
May 27, 2015

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, May 27, 2015, at 5:00 p.m. at City Hall located at 400 Porter Street, Taylor, Texas.

In attendance:

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

Absent:

Christine Lopez, 1 st Vice Chair
Traci Anderson, VPCI (maternity leave)

Guests:

Ed Komandosky	Richard Brannock
Leland Enochs	

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 and none was presented.

PRESENTATION:

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

Stockard explained that the status report will be presented at the June Board of Directors meeting by Sledge Engineering on both projects.

KDW is planning on breaking ground on the spec building in 2 weeks, which is one month earlier than expected. The formal groundbreaking is scheduled for July 9th.

The bids will be received, opened and ready for a decision to be made by the June Board of Directors meeting on Allison Drive.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

2. Approve Minutes from April 29, 2015 Board Meeting (Cmerek)

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

Cmerek questioned whether the officer positions were held for the fiscal year or for the calendar year. Stockard explained that they are held for the calendar year.

Clark Jackson moved to approve the April 29, 2015 Minutes as submitted.
Cecil Bowen seconded the motion; motion passed.

Ayes: 4 Nays: 0

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

Jackson and Cmerek questioned the way the spec building entries are being coded in QuickBooks. In their opinion, the entries should be coded as current assets or work in progress.

Cmerek also questioned the note payable being shown as a current liability to Citizens National Bank line of credit. In his opinion, it should be a long term liability because it is not an obligation that is due in 12 months.

Stockard explained that this was the way the auditor set up the coding of the entries in QuickBooks. We will contact Mike Brooks and ask for clarification on the set up of these codes.

Clark Jackson moved to accept the April 2015 Financials as submitted.
Cecil Bowen seconded the motion; motion passed.

Ayes: 4 Nays: 0

4. CEO/Commerce & Industry Report (Stockard)

Stockard reviewed and discussed the pipeline report.

No new projects were submitted this month.

Everything has been confirmed with Project Mother Hubbard. Stockard and Leland Enochs are working to draft the final contract. After review by the company and their legal counsel, the TEDC board will have the final review and approval of the contract. It has been confirmed that the new employee's salaries will be \$18 per hour. They scaled back the job production numbers from 50. They wanted to commit to 30. They indicate that they will overshoot that number, but they did not want to be in a position of saying 50 and then owing money back if that number did not work out. They will have 5 years to create 30 new jobs. The base line is 22 jobs. That is where they are going to start. If they only bring over 15 of the 22 jobs, they will have to create 7 extra jobs to get back up to 22 before they get credit for any of the 30 jobs that they create. They have committed to getting full benefits, being vacation, paid sick leave, health insurance and retirement established for all of their employees within 36 months. The activation date for the job creation and the 36 month benefits will start within either 12 months of them breaking ground or once the building has been erected and they move into it, whichever time is shorter.

Project Aurora Boreal is still a prospect but has not made a final decision on the area.

Project Titanium is looking for 280 acres. Taylor and Hutto had a joint meeting last week and decided that the megasite is not an appropriate site for this project for a variety of

reasons, mainly because the company does not need rail. The company was asked if they would still be interested in this area if we can find them the acreage they need around Taylor and Hutto. We still have not heard back from them.

Project Note is now focusing on Round Rock and Georgetown. The company is playing the 2 communities against each other.

Project Quartet still has not requested a site visit, but that is still expected.

The Board of Directors adjourned to Executive Session at 5:27 p.m.

- 5. 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 Blimp
 - b. Project Mother Hubbard
 - c. Project Mallard
 - d. Project McKenzie
 - e. Project Bass

The Board of Directors came out of Executive Session at 6:33 p.m.

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

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

Project Blimp: Kelly Cmerek made a Motion to permit the formerly approved infrastructure improvement and project agreement with the landowner to be assigned to the actual developer in this specific transaction. It will be subject to City Counsels approval of its companion 380 agreement with the developer, approval and assignment of its existing 380 agreement from the landowner to the developer.

Scott Green Seconded the Motion; Motion passed.

Ayes: 4 Nays: 0

Project Mallard: Kelly Cmerek made a Motion to offer a \$25,000 infrastructure grant to the property owner for his proposed expansion project. The specifics will be spelled out in the agreement.

Scott Green Seconded the Motion; Motion passed.

Ayes: 4 Nays: 0

Stockard explained that this project is a Business Retention & Expansion project and Traci Anderson, VPCI, put all this together as far as she could before she left on maternity leave. She did a fine job on this project.

Bowen requested that in the agreement it needs to be stated that the project needs to be started within a certain amount of time and the property owner has 90 days to accept the agreement. The project needs to be completed within 12 months.

The Board of Directors adjourned to Executive Session at 6:37 p.m.

7. **Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to discuss the purchase, exchange, lease, or value of real property (Texas Gov't Code, Section 551.072)
 - a. Project Home

The Board of Directors came out of Executive Session at 7:03 p.m.

8. **Open Session:** Consider action from Executive Session.

Chair Cmerek stated that there was no action as a result of Executive Session.

9. **Feedback (Board)**

There was no feedback.

Adjournment: There being no further business, Chair Cmerek adjourned the meeting at 7:04 p.m.



Scott Green, Secretary

Attest:



Elaine Roznovak, Office Manager