

MINUTES
Taylor Economic Development Corporation
September 16, 2015

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, September 16, 2015, at 5:00 p.m. at Taylor Economic Development Corporation (TEDC) located at 700 North Main Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Scott Green, Secretary
Christine Lopez, 1 st Vice Chair	Sean Stockard, President/CEO
Joe Burgess, 2 nd Vice Chair	
Clark Jackson, Treasurer	

Absent:

Elaine Roznovak, Office Manager	
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Guests:

Chisum Pierce	Roger Crooks
Nikki Krishnadatt	Curt Schoen
Leland Enochs	Isaac Turner

Call to Order: Chair, Kelly Cmerek called the meeting to order at 5:07 p.m. and declared a quorum.

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

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

1. Approve Minutes from August 22, 2015 Board Meeting and Strategic Planning Session (Cmerek)

Tabled to October meeting.

2. Discuss and consider accepting August 2015 Financials (Jackson)

Tabled to October meeting.

3. CEO/Commerce & Industry Report (Stockard)

Stockard reviewed and discussed the pipeline report. Items highlighted in “red” have updates to them over last month’s report.

Project Mother Hubbard is in the building design phase now. This is a process between the company and the City.

Project Rocking Chair has been put on hold while the company works on an internal project per the Austin Chamber; however, Taylor is still a consideration.

Project Charcoal is a paper recycling manufacturing company. They have asked for updated information which has been sent to them. There are some concerns surrounding this project. There is some potential that this could have an odor to it because of the type of industry that it is. The chemicals used can cause an odor. The Austin Chamber said the company loves Taylor's proposal. We will set up a conference call next week with the company to discuss the odor issue and any other issues. This is a Canadian company.

Project Hippo is here tonight to visit with us.

Project Modular is here tonight to visit with us.

Project Tarp is here tonight to visit with us.

Project Kanye is an electronic parts, repair and distribution center.

We only have about 3 parcels of land available in the MCIP. If these projects go through, we will be out of land by the end of this calendar year.

Project Tonk has fallen by the wayside. We could not get a lease rate that they wanted to pay. They only wanted to pay about 30 cents per square foot per month. They are looking at a building in Texarkana and a town in Mississippi.

Project Energy Doctor located in Manor.

Project Advance chose a location that the company owns in Michigan. The Austin Chamber said the CEO waffled back and forth between Taylor and Michigan. Taylor really competed well for the project which means Taylor is showcasing itself very well.

There is an Opportunity Austin trip scheduled for next week to California.

There is a Don Flor Company trip scheduled for the following week in Seattle to Vancouver.

There is the IEDC Annual Meeting scheduled for the following week in Alaska.

4. BRE Report (Stockard)

Stockard contacted Durcon regarding the fire issue at the building and trying to help them. They had issues with getting power turned back on. Stockard contacted Mike Cain and Sharon Cook at Oncor, and within 30 minutes to an hour the power was back on.

5. TEDC Spec Building Update (Stockard/Cmerek)

- a. Lease Rate and Sale Price Estimates – Presentation by Mark Camilli with KDW
- b. Broker Listing Option
- c. Other Options

This item will be discussed in Executive Session due to the fact that it impacts one of the projects and the negotiations with that project.

The Board of Directors adjourned to Executive Session #1 at 5:22 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 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 Tarp
 - b. Project A-Nova
 - c. Project Module
 - d. Project Hippo
 - e. Project San Antonio

The Board of Directors came out of Executive Session #1 at 6:20 p.m.

Chair Cmerek stated that the Board of Directors will be resuming Executive Session #1 later in the meeting. As of now there are no motions to consider as a result of Executive Session #1.

The Board of Directors adjourned to Executive Session #2 at 6:21 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 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 #2 at 7:02 p.m.

Chair Cmerek stated that there is no action to be taken as a result of Executive Session #2.

The Board of Directors adjourned back to Executive Session #1 (Agenda Item #6) at 7:03 p.m.

The Board of Directors came out of Executive Session #1 (Agenda Item #6) at 8:49 p.m.

- 8. Open Session:** Consider actions from Executive Session #1 (Agenda Item #6).

Chair Cmerek stated that there were two motions to consider as a result of Executive Session #1 (Agenda Item #6).

Project Tarp: Kelly Cmerek made a Motion to do an infrastructure grant for \$20,000 contingent upon the company executing a lease and contingent upon the SUP being approved with the City of Taylor.

Christine Lopez seconded the motion; motion passed.

Ayes: 5 Nays: 0

Project Hippo: Clark Jackson made a motion to do a land grant for Lot 5-B of the MCIP for the company to build a facility for them to occupy with a time period of 12 months to obtain a

CO from the City of Taylor. There is a 5 year forgivable claw back note with 1/5 forgivable incremental each year.

Christine Lopez seconded the motion; motion passed.

Chair Cmerek abstained from the vote due to his relationship with the company through the bank he is employed by.

Ayes: 4 Nays: 0 Abstentions: 1

9. Feedback (Board)

There was no feedback.

Adjournment: There being no further business, Chair Cmerek adjourned the meeting at 8:51 p.m.



Scott Green, Secretary

Kelly Green, Board Chair

Attest:



Elaine Roznovak, Office Manager