



# ***REGULAR MEETING***

***MONDAY***

***August 15, 2022***

***12:00 Noon***

***John O'Quinn Room  
Wharton Civic Center  
1944 North Fulton Street***

**NOTICE OF MEETING**  
**WHARTON ECONOMIC DEVELOPMENT CORPORATION**

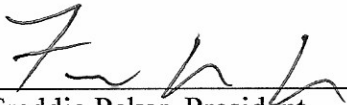
Notice is hereby given that the REGULAR MEETING of the Wharton Economic Development Corporation will be held on the 15th day of August, 2022 at 12:00 Noon in the John O'Quinn Room, located within the Wharton Civic Center, 1924 North Fulton Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA.**

Dated this 11th day of August 2022.

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**

By:

  
Freddie Pekar, President

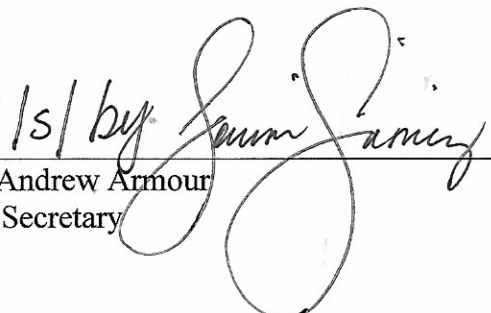
I, the undersigned authority, do hereby certify that the above notice of meeting of the Wharton Economic Development Corporation is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at the City Hall, and on the door of the Civic Center of said City or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on August 11, 2022 at 4:30 P.M., and remained so posted continuously for at least 72 hours proceeding the scheduled time of said Meeting.

The Wharton Civic Center and the Conference Room are wheel chair accessible. Access to the building and special parking are available. Persons with disabilities who plan to attend the meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are required to contact Andrew Armour at (979) 532-0999 or by Fax at (979) 532-5259 at least two days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

Dated this 11th day of August, 2022.

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**

By:

  
Andrew Armour  
Secretary

# WHARTON ECONOMIC DEVELOPMENT CORPORATION

## AGENDA

## MEETING

Wharton Civic Center

August 15, 2022 12:00 Noon

1. Call to Order.
2. Roll Call.
3. Public Comments.

Those desiring to participate in the meeting via the internet may log on at:

<https://global.gotomeeting.com/join/237053725>, or may dial 1 (872) 240-3212

**Access Code:** 237-053- 725.

Any participant with Wharton Economic Development Corporation related business, not scheduled on the agenda, will be given the opportunity to speak during Public Comments. In compliance with the Texas Open Meeting Act, Wharton EDC is limited to making a statement of specific factual information in response, or reciting existing policy, but may not discuss, deliberate or take any action on any item. Each speaker will be limited to (3) three minutes.

4. **Review and Consider:** Minutes of the Regular Meeting held on July 25, 2022
5. **Review and Consider:** FY 2022-23 funding to the Wharton Chamber of Commerce
6. **Review and Consider:** Request for demolition of 1302 N. Richmond Rd (formerly Wharton Seafood) and 321 Ogden Street
7. **Review and Consider:** Resolution 2022-02 Approving Signatories of the Wharton Economic Development Corporation for a Real Estate Transaction
8. **Review and Consider:** Resolution 2022-03 Authorizing the Issuance of a Corporate Credit Card in the name of the Wharton Economic Development Coordinator
9. **Review and Consider:** Strategic Planning
10. **Review and Consider:** Report from Executive Director and discussion of:
  - A. Monthly Sales Tax Report
  - B. Required PFIA 2256.023
  - C. Balance Sheet/Commitments
  - D. Statement of Revenues and Expenses
  - E. Web Site Data Analytics
  - F. Strategic Plan Goals
11. **Executive Session:** According to Texas Government Code (Chapter 551, Open Meetings), the Board may conduct a closed executive session for the following reasons: Consultation with attorney §551.071, deliberation regarding real property §551.072, deliberation regarding prospective gift §551.073, personnel matters §551.074, deliberation regarding security devices §551.076, deliberation regarding economic development negotiations §551.087.

A. §551.087 Deliberation regarding economic development  
Negotiations.

1. Negotiations on Sites
2. Business Retention and Expansion

B. §551.072 Deliberation regarding Real Property.

1. 7397 US 59
2. 243 W. Milam-The Ranch Downtown
3. 1506 N. Alabama Rd-ASAP Bail bonds
4. 301 W. Milam Street
5. 1302 N. Richmond Rd
6. 321 Ogden

12. Return to Open Session:

Consideration and Action On:

A. §551.087 Deliberation regarding economic development  
Negotiations.

1. Negotiations on Sites
2. Business Retention and Expansion

B. §551.072 Deliberation regarding Real Property.

1. 7397 US 59
2. 243 W. Milam-The Ranch Downtown
3. 1506 N. Alabama Rd-ASAP Bail bonds
4. 301 W. Milam Street
5. 1302 N. Richmond Rd
6. 321 Ogden

13. Adjourn.

*Please note: Wharton Economic Development Corporation Board may adjourn into an Executive Session during the Regular Meeting. Final action, decision, or vote, if any, with regard to any matter considered in Executive Session shall be made in Open Meeting. Wharton Economic Development Corporation may adjourn and reconvene within 24 hours if the WEDC Board determines in good faith that such an action is necessary.*

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 3. Public Comments.
<p>President Freddie Pekar will ask for public comments.</p>	
<b>President: Freddie Pekar</b>	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary: Andrew Armour</b>	

Wharton Economic Development Corporation  
1944 N. Fulton Street  
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(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 4. Minutes of the Regular Meeting held on July 25, 2022.
<p>Attached please find draft copies of the above referenced minutes.</p>	
<b>President: Freddie Pekar</b>	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary: Andrew Armour</b>	

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**  
**Minutes - Regular Meeting**  
**July 25, 2022 12:00 P.M**

President Freddie Pekar called the Meeting to order at 12:00 P.M.

Board Members Participating: Freddie Pekar, Michael Wootton, Andrew Armour, Michael Roberson, Clifford Jackson, Russell Machann and David Schroeder

Advisory Members Participating: County Judge Phillip Spenrath, City Manager Joseph Pace, Mark Castillo, Donald Smith,

Advisory Members Not Participating: City Mayor, Tim Barker, Ron Sanders, Abby King, Betty McCrohan, Billie Jones, Marilyn Sebesta, Dr. Michael O'Guin, Kent Hill, Cindy Hernandez, Joe Freudenberger

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating: Joe Southern, Joan Andel, Gwyn Teves, Stewart Herbst, Chris Young, Jason Mills, Russell Baird, Danny Phillips, and Jon Cochrum

Staff Member Present: Joshua Owens and Louisa Jimenez

Consultant Present: Karen Heintschel

**Public Comments:** President Freddie Pekar asked if there were any public comments. There were no public comments.

**Minutes of the Regular Meeting held on June 20, 2022.** Director Clifford Jackson made the motion to approve all minutes as presented. Director Russell Machann seconded the motion. All voted in favor.

**Presentation by Workforce Solutions/Interfaith the Woodlands Request for a MOU Extension for WEDC Office Space.** Mr. Phillips is requesting an MOU extension for the WEDC office space. Mr. Phillips addressed the Board and provided a timeline of events for the new property. Mr. Phillips stated from October-December 2021, he was in search for properties in the Wharton area. In late December, a contract was signed for the property off FM 102. In January, a search for procurement for an architect to draw the space for the new office space was conducted. In February, the Workforce team met with the architect and received the preliminary plans for the space. In March, the plans were finalized, submitted to the landlord and City of Wharton for permitting. In April, a search for procurement of construction builders to build out the office space was conducted. From May to present, Mr. Phillips is waiting for Texas Workforce Commission (TWC) to approve the buildout plans. Mr. Phillips stated he contacted TWC in the week of July 18-22 to check the status of the approval but did not receive a status change. Once TWC approval is received, Mr. Phillips anticipates the total time of the buildout to be 10-12 weeks from start to finish. Director Michael Wootton made the motion to extend the MOU to December 31, 2022. Director Andrew Armour seconded the motion. All voted in favor.

**Performance Agreement and Raw Land Contract for Cochrum Enterprises, LLC.** Executive Director Josh Owens provided the Board an update on the Performance Agreement and Raw Land Contract for Cochrum

Enterprises, LLC. Mr. Owens reported all documents have been received from Attorney Kari Lutringer. Mr. Owens stated he reviewed the documents with Director David Schroeder, Director Michael Wootton, and Jon Cochrum. Mr. Owens stated changes have been made; and the next step will be to submit the documents to Attorney Kari Lutringer for review and recommendations. Director Josh Owens stated the final draft of the Performance Agreement and Raw Land Contract must be read before City Counsel. Director Clifford Jackson made the motion to proceed with the Performance Agreement with the changes and upon approval by Wharton EDC Attorney Kari Lutringer prior to closing. Director Michael Wootton seconded the motion. All voted in favor.

**Wayfinding Proposal.** Executive Josh Owens provided the Board an update on the status of Wayfinding Proposal. Mr. Owens directed the Boards attention to Exhibit A documentation provided by Fd2s Design Studio. Mr. Owens stated City of Wharton and Wharton EDC are looking to co-brand. Mr. Owens stated each need a brand that is competitive with other cities. Mr. Owens' recommendation is to move forward with Scenario 2: Refining an Existing Concept; cost of \$6,000. Mr. Owens stated Wharton EDC has \$15,000 towards Wayfinding. Mr. Owens reported the next step is to meet with the City of Wharton and determine which logo best suits the need and to present the decision to Fd2s Studio. Director Michael Wootton made the motion to approve Scenario 2: Refining an Existing Concept for \$6,000 and to utilize the Wayfinding funds to develop a new logo. Director Russell Machann seconded the motion. All voted in favor.

**Water Infrastructure request for Milam Street Properties.** No action taken.

**Economic Development Sales Tax Workshop.** Executive Director Josh Owens provided the Board with copies of the Economic Sales Tax Workshop. Mr. Owens highly suggested Wharton EDC Board members to plan to attend October 28, 2022 workshop held in Houston. Mr. Owens stated if Board members are unable to attend the October 28 workshop, he suggests Board members join the virtual session held on December 2-16, 2022. Mr. Owens stated the Workshop will include information about changes to the Economic Development Sales Tax law and will also provide a better understanding to the responsibilities of the Board and Executive Director. No action taken.

**FM 1301 Professional Engineering Services.** Executive Director Josh Owens provided the Board with an update on the FM 1301 project. Mr. Owens made the recommendation to have Quiddity Engineering Services attend a regular meeting to provide more information on the Water and Gravity Sanitary Sewer Extensions and to table the topic. Director Russell Machann made the motion to extend an invitation to Quiddity Engineering Services to attend a regular meeting and provide more information on the Water and Gravity Sanitary Sewer Extensions and table FM 1301 Professional Engineering Services. Director Michael Wootton seconded the motion. All voted in favor.

**Sales of Texas Sales Tax/HDL Report.** Executive Director Josh Owens made the recommendation to table the topic until Wharton EDC has received the Sales of Texas Sales Tax report. Director Russell Machann made the motion to table the topic until Wharton EDC receives the Sales of Texas Sales Tax report. Director Michael Wootton seconded the motion. All voted in favor.

#### **Report from Executive Director and discussion of:**

**A. Monthly Sales Tax Report.** Mr. Owens reported that monthly sales tax has slightly dropped and encouraged everyone to shop locally.

**B. Required PFIA 2256.023 Report.** Mr. Owens provided the Board with copies of the required PFIA showing the distribution of assets.



**C. Balance Sheet/Commitments.** Mr. Owens provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$3,027,893 and the total liabilities were \$386,441, net equity being \$2,641,453. WEDC's 2021-2022 commitments were \$386,441. Mr. Owens pointed out that Wharton Feed & Supply has been added to the list of commitments.

**D. Statement of Revenues and Expenditures.** Mr. Owens provided the Board with copies of the statement of Revenues and Expenses as of June 30, 2021 and said that the report is on target with nothing outstanding.

**E. Strategic Goals.** Mr. Owens reported the following:

- 1) **Website-** Mr. Owens stated the current website has 215 new users. The new website will offer better enhancement of available properties.
- 2) **Business Retention and Expansion-** will be discussed during Executive Session.
- 3) **Downtown Revitalization-** is making progress. Mr. Owens received a 2<sup>nd</sup> proposal for the downtown WiFi. Mr. Owens met with City Manager Joseph Pace, Mr. Larry Sitka and Mr. Barrett Davis.
- 4) **135 W. Burleson-** Mr. Owens received an inquiry about the Burleson property and is scheduled to meet with the interested party this week. Has not received a response from contractors for the 135 W. Burleson exterior window repair.
- 5) **Former Ace Hardware building-** Mr. Larry Sitka replaced the window.
- 6) **Collaboration with WCJC and WISD on the Education Taskforce-** Seminar is set for August 11, 2022 to close the gap between school to jobs pipeline.
- 7) **CoStarters-** Will attempt a 3<sup>rd</sup> try at launching a class in Fall 2022. Six applicants are needed.
- 8) **OakBend-** Demolition has been completed, and OakBend may have an interested party for the open space.
- 9) **300 N. Richmond Road-** working with City of Wharton for drainage system.

Director David Schroeder made the motion to approve the Executive Director's report as presented. Director Michael Wootton seconded the motion. All voted in favor.

**Executive Session:** According to Texas Government Code (Chapter 551, Open Meetings), the Board may conduct a closed executive session for the following reasons: Consultation with attorney §551.071, deliberation regarding real property §551.072, deliberation regarding prospective gift §551.073, personnel matters §551.074, deliberation regarding security devices §551.076, deliberation regarding economic development negotiations §551.087. Final action, decision, or vote, if any with regard to any matter considered in Executive Session shall be made in Open Meeting.

**The Board went into Executive Session at 12:38 P.M.**

**A. §551.087 - Deliberation regarding Economic Development negotiations.**

1. **Negotiations on Sites.** No action taken.
2. **Memorandum of Understanding.** No action taken.

Wharton Economic Development Corporation

Memo – July 25, 2022

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**B. §551.072 - Deliberation regarding Real Property**

1. **238 West Milam Street.** No action taken.
2. **246 West Milam Street.** No action taken.
3. **307 West Milam Street.** No action taken.
4. **309 West Milam Street.** No action taken.
5. **311 West Milam Street.** No action taken.

6. **313 West Milam Street.** No action taken.
7. **7397 US 59.** No action taken.
8. **10141 US Hwy 59 Road.** No action taken.
9. **129 South Fulton Street.** No action taken.
10. **133 South Fulton Street.** No action taken.

C. **§551.071 Consultation with Attorney**

1. **Legal Representation.** No action taken.

**The Board returned to Open Session at 12:57 P.M.**

A. **§551.087 - Deliberation regarding Economic Development negotiations.**

1. **Negotiation on Sites.** No action taken.
2. **Memorandum of Understanding.** No action taken.

B. **§551.072 - Deliberation regarding Real Property.**

1. **238 West Milam Street.** No Action taken.
2. **246 West Milam Street.** No action taken.
3. **307 West Milam Street.** No action taken.
4. **309 West Milam Street.** No action taken.
5. **311 West Milam Street.** No action taken.
6. **313 West Milam Steet.** No action taken.
7. **7397 US 59.** No action taken.
8. **10141 US Hwy 59 Road.** No action taken.
9. **129 South Fulton Street.** No action taken.
10. **133 South Fulton Street.** No action taken.

With no further business to discuss, President Freddie Pekar thanked everyone for coming and adjourned the meeting at 12:59 P.M.

**WHARTON ECONOMIC DEVELOPMENT BOARD**

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Freddie Pekar, President Andrew Armour, Secretary  
07.25.2022

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 5. FY 2022-23 funding to the Wharton Chamber of Commerce.
<p>Wharton Chamber of Commerce Executive Director Ron Sanders will address the Board regarding the request for FY 2022-23 funding.</p>	
<b>President:</b> Freddie Pekar	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary:</b> Andrew Armour	



225 N. Richmond Road, Wharton, Texas 77488  
Ronald K. Sanders, Executive Director

979-532-1862      whartonchamber.com  
Chad Faucett, Board Chair

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May 2, 2022

Mr. Josh Owens  
1944 N. Fulton St.  
Wharton, Texas 77488

Dear Josh,

Please consider this the Wharton Chamber's request for \$25,000 of WEDCO funding for the 2023 fiscal year. These funds are vital to sustain our mission of serving our business community. We are climbing our way back from financial challenges of Covid years, and we cannot stop on the cusp of the challenges of growth.

Who we are at the Wharton Chamber of Commerce and Agriculture:

- We have served as Wharton's front door for more than one hundred years.
- Whartonchamber.com (and whartontexas.com) generate hundreds of business referrals — 663 in March alone — to our businesses and serve as the authoritative source of information for travelers.
- We employ state-of-the-art software specially made for chambers of commerce which are updated regularly to serve businesses and attract visitors.
- Our Facebook page — Wharton, Texas, Chamber of Commerce — serves a unique role in disseminating business and special-event information to thousands each year. According to Facebook, our page reach, for instance, was 9,553 in the last 28-day cycle.
- Our digital marquee is updated regularly to reflect our community and business events. Our Constant Contact eBlasts reach nearly 1,000 every time we send one.
- We have hosted two Lunch and Learns this year both filling the O'Quinn Room to capacity. One was on "active shooter," the other on the Levee Project.
- Our collateral includes the Wharton Chamber of Commerce Visitor's and Newcomer's Guide, the Wharton Chamber of Commerce City Map, Ghost Tours, the chamber's Antique Trail, the Wharton County Courthouse tours and courthouse history, and Legends of Monterey Square.
- Our chamber-sponsored events include Citywide Garage Sale, Snow on the Square, Wharton County

Courthouse guided tours, Party Under the Bridge, Christmas Holiday Parade, and the Haunted Tour.

- We launched and sponsored the Monterey Square Wine and Arts Fair for the first eight years of the event.
- We have awarded marketing grants to the Wine Fair, the Farmers Market, and a crawfish festival. Another grant application is expected to be given to us this week for the downtown.
- We send out visitor and newcomer packets throughout the country as well as promoting and assisting in numerous activities such as Movie Night, the Garden Club Plant Sale, the Wharton County Farmers Market, the Monterey Square Business Association, the Caney Creek Watershed Foundation, the Hispanic Chamber of Commerce, and many others.
- We also collaborate with the Wharton County Economic Development Corp. in numerous ways including the Job Fair, the Education Task Force, Co.Starters and others.

In summary, we are the go-to source, the front door, for Wharton. We must all work together to prepare for positive growth. Our chamber's financial challenges are real, and we must continue this collaboration.

We are ready for the future. Thank you. Please feel free to contact me with any questions.

Best Regards,



Ronald K. Sanders  
Executive Director

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 6. Request for demolition of 1302 N. Richmond Rd (formerly Wharton Seafood) and 321 Ogden Street
Exhibit A attached.	
<b>President:</b> Freddie Pekar	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary:</b> Andrew Armour	

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 7. Approve Resolution 2022-02 Approving Signatories of the Wharton Economic Development Corporation for a Real Estate Transaction
Exhibit A attached.	
<b>President:</b> Freddie Pekar	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary:</b> Andrew Armour	

**WHARTON ECONOMIC DEVELOPMENT CORPORATION  
RESOLUTION NO. 2022-02**

**A RESOLUTIONS OF THE WHARTON ECONOMIC DEVELOPMENT CORPORATION, WHARTON, TEXAS APPROVING SIGNATORIES ON THE WHARTON ECONOMIC DEVELOPMENT CORPORATION'S REAL ESTATE TRANSACTIONS.**

**WHEREAS**, Wharton Economic Development Corporation (WEDC) is a non-profit economic development corporation organized under the provisions of Article 5190.6, Section 4B, Vernon's Texas Civil Status, as amended; and

**WHEREAS**, the Wharton Economic Development Corporation By-Laws allow the Executive Director and four additional signatories for the following property:

ROW: CJS: 0089-08-104  
Parcel No: 28  
Parcel ID: P00060386  
District: Yoakum

**NOW THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE WHARTON ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF WHARTON, TEXAS, that:**

- Directors **Freddie Pekar, Michael Wootton, Andrew Armour, and Michael Roberson** have been appointed signatories to cosign with Executive Director, **Joshua Owens** on the administration of the stated property.

**PASSED, ADOPTED AND APPROVED** by the Board of Directors of the Wharton Economic Development Corporation of the City of Wharton, Texas, this 15<sup>th</sup> day of AUGUST 2022.

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**

APPROVED:

By: \_\_\_\_\_  
Freddie Pekar  
President

ATTEST:

By: \_\_\_\_\_  
Andrew Armour  
Secretary



Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 8. Approve Resolution 2022-23 Authorizing the Issuance of Corporate Credit Card in the name of the Wharton Economic Development Coordinator
<b>President: Freddie Pekar</b>	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary: Andrew Armour</b>	

**WHARTON ECONOMIC DEVELOPMENT CORPORATION**  
**RESOLUTION NO. 2022-03**  
**AUTHORIZING THE ISSUANCE OF A CORPORATE CREDIT CARD IN THE NAME**  
**OF THE WHARTON ECONOMIC DEVELOPMENT COORDINATOR**

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Wharton Economic Development Corporation (“Corporation”) is a non-profit corporation organized under the provisions of Article 5190.6, Section 4B, Vernon’s Texas Civil Statutes as amended, and,

**WHEREAS**, Wharton Economic Development Corporation maintains a corporate credit card for full-time employees who will incur business-related expenses of a kind appropriately paid by a credit card.

**WHEREAS**, the employee agrees to comply with all applicable policies and procedures of Wharton Economic Development and this Corporate Credit Card Resolution. The corporate credit card is to be used only for official business expenditures, not personal expenses. The cardholder is responsible for ensuring that the credit card purchases are within budget. Wharton Economic Development will pay for the total balance by the payment due date each month for each company-approved charge by the cardholder.

**WHEREAS**, cardholders must maintain physical proof of each credit transaction with the corporate card. Credible transactions should contain the following information when appropriate: date of purchase, vendor name, and address, quantity, unit price, and grand total of expenditures.

**WHEREAS**, corporate credit card may not be transferred, assigned to, or used by anyone other than the designated cardholder. The cardholder is accountable for all activity on the corporate credit card. It is the responsibility of the departing cardholder to ensure that the account is settled prior to departure. Breaching of this Resolution may result in disciplinary action against the employee up to and including termination. In all cases of breach, Wharton Economic Development will consider the facts and circumstances of each incident and will take action as deemed appropriate. Wharton Economic Development Corporation reserves the right to recover any monetary considerations from the cardholder.

**WHEREAS**, it is the cardholder’s responsibility to follow-up on any inaccurate charges, or adjustments to ensure proper credit is given on subsequent statements. Disputed transactions must be resolved with the card issuer and the bank by the cardholder.

**WHEREAS**, newly issued cards should be signed immediately by the cardholder upon receipt. Card numbers should not be saved or stored in online accounts. When the corporate credit card has expired and/or the cardholder has received a new corporate credit card, the cardholder should safely discard the card.

**RESOLVED**, that the Board of Directors hereby authorize Wharton Economic Development Corporation to obtain a VISA corporate credit card in the name of the Wharton Economic Development Coordinator, Louisa M. Jimenez, for Wharton Economic Development Corporation use for the purpose of business-related expenses.

**RESOLVED FURTHER**, that the Board of Directors of Wharton Economic Development Corporation are, and each acting alone is hereby authorized and directed to take such further

action as may be necessary, appropriate, or advisable to implement this resolution and amendment and any such prior actions are hereby ratified; and

**PASSED, ADOPTED AND APPROVED** by the Board of Directors of the Wharton Economic Development Corporation of the City of Wharton, Texas, this 15<sup>th</sup> day of AUGUST 2022.

**WHARTON ECONOMIC DEVELOPMENT CORPORATION, WHARTON, TEXAS**

APPROVED:

ATTEST:

By: \_\_\_\_\_

**Freddie Pekar**  
President

By: \_\_\_\_\_

**Andrew Armour**  
Secretary

DRAFT

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 9. Strategic Planning
<p>Executive Director Josh Owens will open a discussion regarding Strategic Planning.</p>	
<b>President:</b> Freddie Pekar	<b>Date:</b> August 11, 2022
<b>Approval:</b>	
<b>Secretary:</b> Andrew Armour	

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

### CORPORATION COMMUNICATION

Meeting Date: 08.15.2022

Agenda Item: #10. Review and Consider Report from Executive Director and Discussion of Monthly Sales Tax Report, Required PFIA 2256.023, Balance Sheet/Commitments, Statement of Revenues and Expenditures and Strategic Plan Goals.

In accordance with WEDC's adopted written investment policy regarding the investments of its funds as defined in the Public Investment Act (Chapter 2256.001 Texas Government Code). The investments of WEDC are in compliance with the Board of Directors investment policy and the Public Funds Investment Act.

- A. Monthly Sales Tax Report*
- B. Required PFIA 2256.023*
- C. Balance Sheet/Commitments*
- D. Statement of Revenues and Expenses*
- E. Strategic Goals*

**President: Freddie Pekar**

**Approval:**

**Secretary: Andrew Armour**

**Date:** August 11, 2022

2021-2022 SALES TAX REVENUE/BUDGET REPORT (Average Method) MONTH																	
Month	Monthly	Monthly									YTD	YTD				Difference	%
	Budget	Actual									Budget	Actual					
Oct.	58,340	69,479									58,340	69,479				11,139	16.03%
Nov.	51,401	84,221									109,741	153,700				43,959	28.60%
Dec.	50,925	64,717									160,666	218,417				57,751	26.44%
Jan.	53,460	72,756									214,126	291,173				77,047	26.46%
Feb.	71,047	95,803									285,173	386,976				101,803	26.31%
Mar.	57,067	62,497									342,240	449,473				107,233	23.86%
Apr.	58,481	62,013									400,721	511,486				110,765	21.66%
May	61,841	81,219									462,562	592,705				130,143	21.96%
Jun.	62,896	72,279									525,458	664,984				139,526	20.98%
Jul.	62,739	75,602									588,197	740,586				152,389	20.58%
Aug.	70,875	84,367									659,072	824,953				165,881	20.11%
Sept.	65,928																
Total	725,000																
Comparison																	
	Previous Yrs.				vs.				Actual								
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-19	2019-20	2020-21	2021-22	
Oct.	55,274	55,954	46,960	50,557	49,871	59,016	59,776	100,784	61,944	53,510	61,063	58,816	69,218	59,823	65,389	69,479	
Nov.	63,792	57,622	60,362	54,472	54,250	59,621	55,683	61,821	57,935	70,559	64,485	64,251	60,653	66,226	70,714	84221	
Dec.	51,933	44,790	48,034	55,096	47,137	48,445	50,841	48,076	53,406	53,941	55,108	66,461	62,077	62023	62,103	64,717	
Q1	170,999	158,366	155,356	160,125	151,258	167,082	166,300	210,681	173,285	178,010	180,656	189,528	191,948	188,072	198,206	218,417	
Jan.	51,002	49,756	46,071	42,656	46,749	52,571	56,731	49,615	54,258	64,875	59,530	62,168	54,851	59,895	66,228	72,756	
Feb.	73,099	61,097	70,826	59,514	65,738	64,854	64,976	74,173	68,446	90,898	73,053	87,737	74,867	75,566	88,263	94803	
Mar.	49,896	45,855	58,596	45,581	44,828	49,430	48,801	45,706	50,194	76,196	45,585	57,593	58,558	52,260	63437	62497	
Q2	173,997	156,708	175,493	147,751	157,315	166,855	170,508	169,494	172,898	231,969	178,168	207,498	188,276	187,721	217,928	230,056	
Apr.	47,611	44,856	45,573	46,584	42,465	54,344	65,026	47,436	52,381	54,684	53,107	59,782	63,394	50,034	63,437	62013	
May	63,622	58,410	39,738	58,079	61,500	76,184	55,855	56,608	72,236	62,672	68,185	72,646	60,770	67,521	89,013	81219	
Jun.	50,067	41,977	56,825	47,822	43,378	60,529	50,499	53,482	53,968	57,392	56,960	57,955	67,897	59,987	76,420	72,279	
Q3	161,300	145,243	142,136	152,485	147,343	191,057	171,380	157,526	178,585	174,748	178,252	190,383	192,061	177,542	228,870	215,511	
Jul.	52,252	50,867	46,226	48,070	48,924	69,320	52,872	52,215	55,275	59,662	59,217	65,039	56,084	68,145	68,327	75,602	
Aug.	54,785	60,547	54,861	56,525	60,110	61,892	53,598	61,608	70,156	67,412	67,421	69,731	68,341	80,041	76,795	84,367	
Sept.	52,049	54,561	50,465	48,506	42,383	53,962	53,213	55,865	60,267	61,624	65,893	61,038	77,890	53,738	72,877		
Q4	159,086	165,975	151,552	508,867	455,916	524,994	508,188	169,688	185,698	188,698	192,531	195,808	202,315	201,924	217,999		
Total	665,382	626,292	624,537	613,462	607,333	710,168	667,871	707,389	710,466	773,424	729,607	783,217	774,600	755,259	863,003		

[illegible]

BALANCE SHEET AUGUST 15, 2022			
		<b><u>CURRENT ASSETS:</u></b>	
	CURRENT	CASH IN BANKS	\$923,375
		LONG TERM	
		REAL ESTATE -RICHMOND RD.	54,469
		REAL ESTATE -108 Elm Street	23,100
		INDUSTRIAL FOUNDATIN SITE 39.943 Acres	1,997,060
		REAL ESTATE - 135 West Burleson St.	74,482
	<b>TOTAL</b>	<b>ASSETS</b>	<b>\$3,072,486</b>
		<b><u>CURRENT LIABILITIES</u></b>	<b>\$ 386,440.50</b>
	Listed Below		
		<b>TOTAL LIABILITIES</b>	<b>\$ 386,440.50</b>
		<b>NET EQUITY</b>	<b>\$2,686,046</b>
<b>COMMITMENTS AS OF AUGUST 15, 2022</b>			
	555/707	REBATES	30,000.00
	555/667	o6o Local Business Disaster Loan	28,888.00
	555/732	Wayfinding Project	15,349.00
	555/728	Oak Bend Medical Center Project	100,000.00
GRANTS	555/564	Mason Muegge	237.50
	555/664	Russelll Baird 238,246,307,309,311 W. Milam	50,000.00
	555/664	Justin & Kristina Crouch	10,000.00
	555/664	Jason Llanes	1,966.00
	555-664	Wharton Feed & Supply	150,000
		<b>TOTAL COMMITMENTS</b>	<b>\$ 386,440.50</b>
		<b>LONG TERM COMMITMENT FM 1301 INTERLOCAL AGREEMENT</b>	<b>\$9,423,477.00</b>



## WHARTON ECONOMIC DEVELOPMENT CORPORATION STATEMENT OF REVENUES AND EXPENSES

7-31-2022

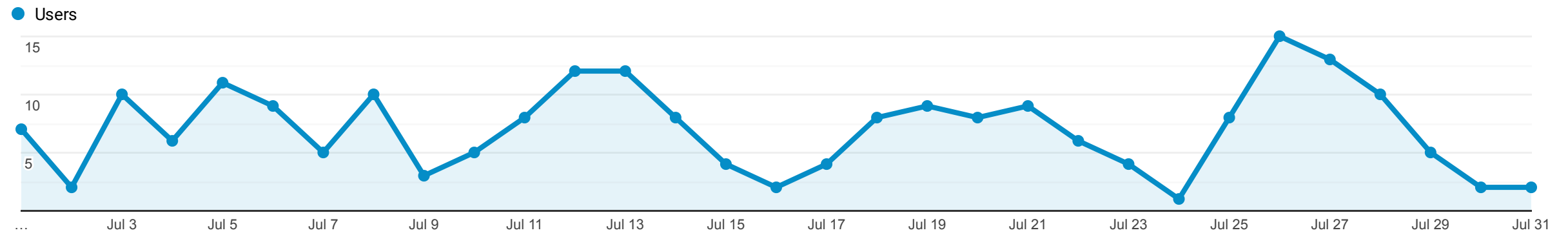
<u>Account Number</u>	<u>Account Name</u>	<u>FY 21-22 Budget</u>	<u>Current Actual</u>	<u>YTD YTD Actual</u>	<u>% Actual to Budget</u>	<u>YTD Budget Balance</u>
<b>Projected Revenues</b>						
51-3210	Sales Tax	\$725,000	\$75,602	\$739,585	102.0%	(\$14,585)
51-3773	Interest on Investments	2,500	503	2,066	82.6%	434
51-3778	Property Investments/Misc. Income	5,000	0	2,100	42.0%	2,900
<b>Sub Total Revenues</b>		<b>\$732,500</b>	<b>\$76,105</b>	<b>\$743,751</b>	<b>101.5%</b>	<b>(11,251)</b>
	Draw from Fund Balance	572,823	0	0	0.0%	0
51-3780	Fund Balance/Loan Proceeds	0	0	0	0.0%	0
<b>Sub Total General Funds &amp; Fund Balance/Loan Proceeds</b>		<b>572,823</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>572,823</b>
<b>Total Revenues</b>		<b>\$1,305,323</b>	<b>\$76,105</b>	<b>\$743,751</b>	<b>57.0%</b>	<b>\$561,572</b>
<b>Projected Expenditures</b>						
<b>Program/Project</b>						
51-555-00-661	Property Taxes	2,000	0	2,000	100.0%	0
51-555-00-664	Uncommitted Funds	170,462	2,546	105,610	62.0%	64,852
51-555-00-666	Restoration/Demolition Special Projects	100,000	0	0	0.0%	100,000
51-555-00-667	Wharton o6o Local Bus. Disaster Loans	40,000	4,886	18,332	45.8%	21,668
51-555-00-702	City Mapping Support	6,000	0	5,250	87.5%	750
51-555-00-707	Sales Tax Rebate	30,000	0	0	0.0%	30,000
51-555-00-709	Projects Requiring Utility Infrastructure	198,197	0	19,521	9.8%	178,676
51-555-00-719	Entrance Improvement Project	33,250	0	23,750	71.4%	9,500
51-555-00-728	Business & Retention Expansion	150,000	0	65,135	43.4%	84,865
51-555-00-732	Wayfinding Project	19,000	0	0	0.0%	19,000
51-555-00-733	FM 1301 Extension Debt Service	150,000	0	150,000	100.0%	0
<b>Total Program/Project</b>		<b>898,909</b>	<b>7,432</b>	<b>389,598</b>	<b>43.3%</b>	<b>\$509,311</b>
<b>Marketing</b>						
51-557-00-215	Printing & Binding	8,500	0	4,150	48.8%	\$4,350
51-557-00-218	Office & Grounds	2,500	0	0	0.0%	\$2,500
51-557-00-222	Board Meeting/Director Expense	3,500	297	3,188	91.1%	\$312
51-557-00-290	Miscellaneous (Supplies)	500	0	0	0.0%	\$500
51-557-00-520	Business Expenses Meals/Gifts	4,000	0	1,313	32.8%	\$2,687
51-557-00-522	Meeting Expense	5,500	0	591	10.7%	\$4,909
51-557-00-540	Chamber Programs	25,000	0	25,000	100.0%	\$0
51-557-00-559	Travel Expense	3,500	0	0	0.0%	\$3,500
51-557-00-561	Conference	14,000	0	6,413	45.8%	\$7,587
51-557-00-562	Contract Mkt./Web Site	5,500	1,345	3,870	70.4%	\$1,630
51-557-00-563	SBDC/SCORE	12,000	0	0	0.0%	\$12,000
51-557-00-690	Miscellaneous	1,000		300	30.0%	\$700
<b>Total Marketing</b>		<b>\$85,500</b>	<b>\$1,642</b>	<b>\$44,825</b>	<b>52.4%</b>	<b>\$40,675</b>
<b>Administration</b>						
51-550-00-110	Personnel & Benefits	201,863	13799	172,210	85.3%	\$29,653
51-550-00-122	Allowances	12,000	750	8177	68.1%	\$3,823
51-554-00-210	Supplies	3,000	187	1757	58.6%	\$1,243
51-554-00-211	Postage	700	0	51	7.3%	\$649
51-554-00-212	Dues & Subscriptions	7,000	634	7203	102.9%	(\$203)
51-554-00-250	Equipment	5,000	1098	2602	52.0%	\$2,398
51-554-00-524	Phone/Internet	9,000	353	5980	66.4%	\$3,020
51-554-00-530	Insurance	6,500	0	6093	93.7%	\$407
51-554-00-550	Continuing Education	2,500	0	1275	51.0%	\$1,225
51-554-00-560	Professional Services	55,000	1008	39990	72.7%	\$15,010
51-554-00-561	City Lease/Acct.Services	14851	3713	11138	75.0%	\$3,713
51-554-00-690	Miscellaneous	3,500	0	442	12.6%	\$3,058
<b>Total Administration</b>		<b>\$320,914</b>	<b>21,542</b>	<b>256,918</b>	<b>80.1%</b>	<b>\$63,996</b>
<b>Total Expenditures</b>		<b>\$1,305,323</b>	<b>\$30,616</b>	<b>\$691,341</b>	<b>53.0%</b>	<b>\$613,982</b>
<b>Revenues over/under Expenditures</b>		<b>\$0</b>	<b>\$45,489</b>	<b>\$52,410</b>		

Audience Overview

All Users  
100.00% Users

Jul 1, 2022 - Jul 31, 2022

Overview



Users

170

New Users

161

Sessions

241

Number of Sessions per User

1.42

Pageviews

622

Pages / Session

2.58

Avg. Session Duration

00:01:34

Bounce Rate

63.49%

New Visitor 86.1% Returning Visitor 13.9%

Language		Users	% Users
1.	en-us	163	95.88%
2.	fi	2	1.18%
3.	c	1	0.59%
4.	en	1	0.59%
5.	en-gb	1	0.59%
6.	es-419	1	0.59%
7.	es-es	1	0.59%

Wharton Economic Development Corporation  
1944 N. Fulton Street  
Wharton, TX 77488  
(979) 532-0999

## CORPORATION COMMUNICATION

<b>Meeting Date:</b> 08.15.22	<b>Agenda Item:</b> #11. <b>Executive Session:</b> According to Texas Government Code (Chapter 551, Open Meetings), the Board may conduct a closed Executive Session for the following reasons: Consultation with attorney §551.071, deliberation regarding real property §551.072, deliberation regarding prospective gift §551.073, personnel matters §551.074, deliberation regarding security devices §551.076, deliberation regarding economic development negotiations §551.087. Final action, decision, or vote, if any with regard to any matter considered in Executive Session shall be made in Open Meeting.
<p><b>Executive Session:</b> According to Texas Government Code (Chapter 551, Open Meetings), the Board may conduct a closed executive session for the following reasons: Consultation with attorney §551.071, deliberation regarding real property §551.072, deliberation regarding prospective gift §551.073, personnel matters §551.074, regarding security devices §551.076, deliberation regarding economic development negotiations §551.087.</p> <p style="margin-left: 40px;">. A. §551.087 Deliberation regarding economic development Negotiations.</p> <p style="margin-left: 80px;">1. Negotiations on Sites</p> <p style="margin-left: 80px;">2. Business Retention and Expansion</p> <p style="margin-left: 40px;">B. §551.072 Deliberation regarding Real Property.</p> <p style="margin-left: 80px;">1. 7397 US 59</p> <p style="margin-left: 80px;">2. 243 W. Milam-The Ranch Downtown</p> <p style="margin-left: 80px;">3. 1506 N. Alabama Rd-ASAP Bail bonds</p> <p style="margin-left: 80px;">4. 301 W. Milam Street</p> <p style="margin-left: 80px;">5. 1302 N. Richmond Rd</p> <p style="margin-left: 80px;">6. 321 Ogden</p>	
<b>President: Freddie Pekar</b>	<b>Date:</b> August 11, 2022
<b>Secretary: Andrew Armour</b>	

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## **CORPORATION COMMUNICATION**

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 12. Return to Open Session
<div><div><b>Return to Open Session:</b></div><div>Consideration and Action On:</div><div><div>A. §551.087 Deliberation regarding economic development Negotiations.<div><div>1. Negotiations on Sites</div><div>2. Business Retention and Expansion</div></div></div><div>B. §551.072 Deliberation regarding Real Property.<div><div>1. 7397 US 59</div><div>2. 243 W. Milam-The Ranch Downtown</div><div>3. 1506 N. Alabama Rd-ASAP Bail bonds</div><div>4. 301 W. Milam Street</div><div>5. 1302 N. Richmond Rd</div><div>6. 321 Ogden</div></div></div></div></div>	
<b>President:</b> Freddie Pekar	<b>Date:</b> August 11, 2022
<b>Secretary:</b> Andrew Armour	

Wharton Economic Development Corporation  
1944 N. Fulton Street  
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## CORPORATION COMMUNICATION

<b>Meeting Date:</b> 08.15.2022	<b>Agenda Item:</b> 13. Adjourn.	
<b>President: Freddie Pekar</b>		<b>Date:</b> August 11, 2022
<b>Approval:</b>		
<b>Secretary: Andrew Armour</b>		