

WHARTON ECONOMIC DEVELOPMENT CORPORATION

Minutes - Regular Meeting

May 16, 2022 12:00 P.M

President Freddie Pekar called the Meeting to order at 12:01 P.M.

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

Board Members Not Participating: Michael Wootton

Advisory Members Participating: City Mayor Tim Barker, City Manager Joe Pace, Ron Sanders
Marilyn Sebesta and Donald Smith

Advisory Members Not Participating: Kent Hill, Billie Jones, Dr. Michael O'Guin, Betty McCrohan,
Judge Philip Spenrath, Joe Freudenberger, Abby King, Mark Castillo
and Cindy Hernandez

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating: Joe Southern, David Bowlin, Jon Cochrum, Haley and Justin Hobbs,
Joan Anandel

Staff Member Present: Joshua Owens and Louisa Jimenez

Consultant Present: Karen Heintschel

Public Comments: President Freddie Pekar asked if there were any public comments. Russell Baird provided the Directors with an update on the progress of the West Milam Street projects. Mr. Baird stated the goal is to go back to the original architecture, which may take longer than anticipated. Mr. Baird provided the Board with renderings of the new proposed design. Mr. Baird mentioned he may address the Board, at a later time, and ask for more time to complete the project. Executive Director Josh Owens thanked Mr. Baird for the presentation. Executive Josh Owens extended a warm welcome to Stuart Herbest of Terracon and Mark Castillo, formerly of Workforce Solutions. Executive Josh Owens congratulated Mark Castillo on his new position as Business Consultant and expressed gratitude towards Mr. Castillo's commitment to the Advisory Board.

Minutes of the Regular Meeting held April 18, 2022, Minutes of the Budget Meeting held on May 3, 2022 and Minutes of the Personnel Meeting held on May 5, 2022. Director Russell Machann made the motion to approve the Minutes of the Regular Meeting held on April 18, 2022 and Director Clifford Jackson seconded the motion. All voted in favor. Director Russell Machann made the motion to approve the minutes of the Budget Committee held on May 3, 2022, as presented, and Director Clifford Jackson seconded the motion. All voted in favor. Director Andrew Armour made the motion to approve the minutes of the Personnel Committee held on May 5, 2022, as presented, and Director Michael Wootton seconded the motion. All voted in favor.

Presentation by Amy Morales of Kapeesh Marketing. Amy addressed the Board and provided a presentation on the new website for Wharton EDC. Amy developed a website that is competitive, practical and a lead generator of content sharing to all social media platforms. The website will be mobile friendly and will have built-in accessibility for language translations. Executive Josh Owens thanked Amy for the presentation. No action was taken.

Presentation by Richard and Sarah Lockley on the Wharton Feed & Supply Store Expansion. Richard addressed the board and provided a presentation on the Wharton Feed & Supply Store Expansion. The new facility will be approximately 2,000 sq. ft. and centrally located for ranchers and surrounding areas. Wharton Feed & Supply will team with Ace Hardware for new products and new services for the consumer and community. Wharton Feed & Supply will increase staff from eight to approximately twenty. Richard is asking Wharton EDC for funding assistance to build a FEMA flood wall to surround the perimeters of the building. Executive Josh Owens thanked Richard and Sarah for the presentation and all amenities Wharton Feed & Supply bring to the community. No action was taken.

Presentation by Director Michael Roberson on Implementing the Investment Policy. Director Michael Roberson addressed the Board and presented suggestions for Investments. Director Michael Roberson recommended placing 25% in Liquid checking, 25% in Waterfall Certificate of Deposits and 50% in TexPool. Director Michael Roberson stated, as the CDs expire, the Board will reevaluate the assets and reinvest. Director Freddie Pekar thanked Director Michael Roberson for the presentation. No action was taken.

Report from Executive Director and discussion of:

A. Monthly Sales Tax Report. Mr. Owens provided the Board with copies of the Monthly Sales Tax Report and said the April sales tax was up by 20% over the budgeted amount.

B. Required PFIA 2256.023 Report. Mr. Owens provided the Board with copies of the required PFIA 2256.023 as attached.

C. Balance and Commitments Sheet. Mr. Owens provided the Board with copies of the current Balance and Commitments Sheet stating WEDC's total assets were \$3,066,364 and the total liabilities were \$289,858, net equity being \$2,776,506 WEDC's 2021-2022 commitments were \$289,858.

D. Statement of Revenues and Expenditures. Mr. Owens provided the Board with copies of the Statement of Revenues and Expenses as of April 30, 2022, and said the budget was well on track.

Director Josh Owens reported the following:

- 1) He is continuing to work with manufacturing companies and entrepreneurs.
- 2) Responded to two RFI's for the Industrial and Mega Sites.
- 3) Wharton EDC will be teaming with Workforce Solutions to assist Burkes Outlet on the June 2nd hiring event.
- 4) He will be attending ICSC this weekend (May 19-22)
- 5) The infrastructure development on FM 1301 is moving along. He has received an estimate from an engineer.
- 6) Currently working with downtown business owners on revitalization.
- 7) SBDC will host a small Workforce development program on June 29th.
- 8) OakBend has not started renovations.
- 9) 135 W. Burlson and 129 E. Elm Street properties- received a proposal for one property and has not received a response for the other property.
- 10) Four applications were received for the CoStarters program. In order to begin a class, six applicants are needed. CoStarters has been rescheduled for Fall 2022.
- 11) No responses from engineers for the 3000 N. Richmond property.
- 12) Received a response back for the Wayfinding project.

- 13) Received responses back for the public WIFI.
- 14) Collaboration with WCJC and WISD on the Education Taskforce is making progress.
- 15) A plumber has been secured for the Milam properties.

Director Russell Machann made the motion to approve the Executive Director's report as presented. Director Michael Roberson 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 1:45 P.M.

A. §551.087 - Deliberation regarding Economic Development negotiations.

1. **Negotiations on Sites.** No action taken.
2. **Business Retention and Expansion.** No action taken.

§551.072 - Deliberation regarding Real Property

1. **Richard Lockley-Wharton Feed & Supply store Expansion project.** No action taken.

C. §551.074 - Personnel Matters

1. **Review of Wharton EDC Personnel.** No action was taken.

The Board returned to Open Session at 2:40 P.M.

A. §551.087 - Deliberation regarding Economic Development negotiations.

1. **Negotiations on Sites.** No action taken.
2. **Business Retention and Expansion.** No action taken

B. §551.072 - Deliberation regarding Real Property

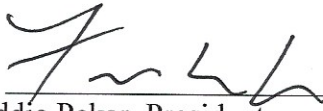
1. **Richard Lockley- Wharton Feed & Supply store Expansion project-** On a motion made by Director Michael Wootton and seconded by Director Russell Machann the following resolution was unanimously adopted: Resolved that the application from Richard Lockley – Wharton Feed & Supply Store Expansion Project, be approved for \$150,000. The grant is contingent upon an Economic Impact analysis to be completed on the property, with proof of no impact on city or county property, and terms of the Performance Agreement. Funding will be contingent upon the completion of the project and the applicant providing paid receipts for the full amount of the structural flood mitigation construction elements. All voted in favor.

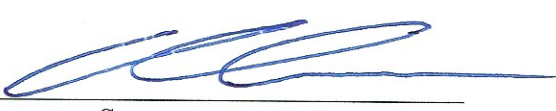
C. §551.074 - Personnel Matters

- 1. Review of Wharton EDC Personnel-** Director Michael Roberson made the motion to accept the recommendations of the Personnel Committee and award Executive Director Josh Owens a performance award in the amount of \$3,333. Director Russell Machann seconded the motion. All voted in favor.

With no further business to discuss, President Freddie Pekar thanked everyone for coming and adjourned the meeting at 3:05 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: 
Freddie Pekar, President
05.16.2022

Attest: 
Andrew Armour, Secretary