

WHARTON ECONOMIC DEVELOPMENT CORPORATION

Minutes - Regular Meeting

August 15, 2022 12:00 P.M

President Freddie Pekar called the Meeting to order at 12:03 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, Ronald Sanders, Marilyn Sebesta, Mark Castillo, Mayor Tim Barker, Donald Smith

Advisory Members Not Participating: City Manager Joe Pace, Abby King, Betty McCrohan, Billie Jones, Dr. Michael O'Guin, Kent Hill, Cindy Hernandez, Joe Freudenberger

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating: Joe Southern, Debbie Folks, Gwyn Teves, Chris Young, Jason Mills, Ali Quattom,

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 July 25, 2022. Director Russell Machann made the motion to approve all minutes as presented. Director Michael Wootton seconded the motion. All voted in favor.

FY 2022-23 funding to the Wharton Chamber of Commerce. Wharton Chamber of Commerce Executive Director Ron Sanders addressed the Board regarding the request for FY 2022-23 funding to the Wharton Chamber of Commerce. Mr. Sanders reported that the Wharton Chamber of Commerce is the information hub for the City of Wharton and hosts events such as Lunch and Learns, Active Shooter training and the Levee Project. Mr. Sanders stated the received funding will assist the Wharton Chamber in sustaining the mission of serving the business community. Director Russell Machann made the motion to approve \$25,000 in funding towards FY 2022-23 to the Wharton Chamber of Commerce. Director Michael Roberson seconded the motion. All voted in favor.

Request for demolition of 1302 N. Richmond Rd (formerly Wharton Seafood) and 321 Ogden Street. Mr. Ali Quattom addressed the Board requesting assistance for the demolition of 1302 N. Richmond Rd and 321 Ogden Street. Mr. Ali proposed to demolish the existing building at 1302 N. Richmond, demolish the existing parking lot, remove and dispose the trees and shrubs on the property, strip and dispose site vegetation and ready the property for future development. The proposal for 1302 N. Richmond includes Area A and partial of Area B. Parts of Area B are excluded from the proposal due to the requirement of revision of the existing detention area, storm drainage and inlets, and regarding of the entire area with new cut and fill elevations. The projected cost of demolition for 1302 N. Richmond is \$47,000. The projected cost for the demolition request for 321 Ogden and 1019 N. Richmond is \$21,500. The demolition plans for 321 Ogden and 1019 N. Richmond include: demolish and haul off the existing foundation, demolish and haul off existing concrete on site, demolish and remove trees and shrubs, strip and dispose site of vegetation, and ready the property for future development. Director Michael Wootton made the

motion to approve \$20,000 in funding towards the demolition of the structure on the 1302 N. Richmond Rd property. Director Russell Machann seconded the motion. All voted in favor. Regarding the property at 321 Ogden, no action taken.

Approve Resolution 2022-02 Approving Signatories of the Wharton Economic Development Corporation for a Real Estate Transaction. Executive Josh Owens informed the Board that Resolution 2022-02 displays who has signing authority for Parcel 28 Real Estate property. The document will be forwarded to TNP Director of the Right of Way Services, delivered to the title company and then, a transfer will be made. Director David Schroeder made the motion to approve Resolution 2022-02 and Director Andrew Armour seconded the motion. All voted in favor.

Approve Resolution 2022-03 Authorizing the Issuance of Corporate Credit Card in the name of the Wharton Economic Development Coordinator. Executive Josh Owens informed the Board that Resolution 2022-03 is to authorize issuance of a corporate credit card to the current Wharton Economic Development Coordinator, Louisa M. Jimenez. Wharton EDC Coordinator will be able to make basic purchases for Wharton EDC. The credit card limit to be granted is \$5,000. Director Michael Wotton made the motion to approve Resolution 2022-03. Director Russell Machann seconded the motion. All voted in favor.

Strategic Planning. Executive Director Josh Owens opened discussion regarding Strategic Planning for the new year. Mr. Owens stated he continues to meet with Wharton EDC Board of Directors and Community partners to discuss Strategic Goals. Mr. Owens is placing a high level of focus towards Economic Development for the next twelve months. Mr. Owens is looking to generate entrepreneurs who are interested in building in Wharton. Mr. Owens stated Wharton EDC continues to move forward in helping the City of Wharton in areas of Infrastructure. Mr. Owens thanked everyone who attended the Workforce Summit held on August 11th. Mr. Owens stated his partnership with Donald Smith, WCJC and Nicole Jenkins, WISD on the schools to jobs pipelines is making progress. No action taken.

Report from Executive Director and discussion of:

A. Monthly Sales Tax Report. Mr. Owens reported that monthly sales tax is still 20% above the window.

B. Required PFIA 2256.023 Report. Mr. Owens provided the Board with copies of the required PFIA showing the distribution of assets. Mr. Owens reported he is scheduled to meet with Edward Jones, this week, to complete the final CD transfer.

C. Balance Sheet/Commitments. Mr. Owens provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$3,072,486 and the total liabilities were \$386,441, net equity being \$2,686,046. WEDC's 2021-2022 commitments were \$386,441.

Mr. Owens reported the following:

- 1) **060 Local Business Disaster Loan-** stated he is looking to closing the account by November 22, 2022.
- 2) **OakBend Medical Center Project-** met with Mr. Freudenburger, last week, and will continue to work on the project.
- 3) **Mason Muegge-**line item on Balance/Commitments sheet will be deleted.

4) **Jason Llanes**- submitted receipts for signage and reimbursement is in process.
Wharton Economic Development Corporation
Minutes – August 15, 2022
Page 3 of 4

D. Statement of Revenues and Expenditures. Mr. Owens provided the Board with copies of the statement of Revenues and Expenses as of July 31, 2022 and stated that there is a small accounting error on the report and will take steps to clear the error.

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

- 1) **Website**- Visits to the new website are low. Mr. Owens is planning on meeting with Kapeesh Marketing on Thursday to discuss finalization.
- 2) **Wayfinding**- will meet with City Council to discuss wayfinding.
- 3) **Wharton Feed & Supply**- meets with Richard Lockley on a regular basis.

Director Michael Wootton made the motion to approve the Executive Director's report as presented. Director Clifford Jackson 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 12:41 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. **7397 US 59.** No action taken.
2. **243 W. Milam-The Ranch Downtown.** No action taken.
3. **1506 N. Alabama Rd-ASAP Bail Bonds.** No action taken.
4. **301 W. Milam Street.** No action taken.
5. **1302 N. Richmond Rd.** No action taken.
6. **321 Ogden.** No action taken.
7. **7397 US 59.** No action taken.

The Board returned to Open Session at 1:12 P.M.

A. §551.087 - Deliberation regarding Economic Development negotiations.

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

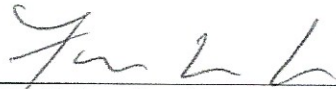
B. §551.072 - Deliberation regarding Real Property.

1. **7397 US 59.** No Action taken.

2. **243 W. Milam-The Ranch Downtown-** On a motion made by Director Andrew Armour and seconded by Director Clifford Jackson the following resolution was unanimously adopted: Resolved that the application from The Ranch Downtown, LLC be approved for \$1,463.20 for façade improvements (Main Entrance Door) as the Board finds that it will enhance the property located in Wharton and will promote future expansion of business in Wharton. Funding will be contingent upon the completion of the project and the applicant providing paid receipts for the full amount of the façade improvements. All voted in favor.
3. **1506 N. Alabama Rd-ASAP Bail Bonds-** On a motion made by Director Russell Machann and seconded by Director Michael Roberson, with the exception of Director Clifford Jackson abstaining from voting, the following resolution was unanimously adopted: Resolved that the application from ASAP Bail Bonds be approved for \$1,067 for signage improvements as the Board finds that it will enhance the property located in Wharton and will promote future expansion of business in Wharton. Funding will be contingent upon the completion of the project and the applicant providing paid receipts for the full amount of the signage improvements. All voted in favor.
4. **301 W. Milam Street.** No action taken.
5. **1302 N. Richmond Rd (formerly Wharton Seafood)-** On a motion made by Director Michael Wootton and seconded by Director Russell Machann the following resolution was unanimously adopted: Resolved that the funding request be approved for \$20,000 for demolition of the existing building at 1302 N. Richmond. The applicant shall provide Wharton EDC paid receipts for the full amount of the site improvements. All voted in favor.
6. **321 Ogden-** No action taken.
7. **7397 US 59.** No action taken.

With no further business to discuss, President Freddie Pekar thanked everyone for coming and adjourned the meeting at 1:18 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: 
Freddie Pekar, President

08.15.2022

Attest: 
Andrew Armour, Secretary