

WHARTON ECONOMIC DEVELOPMENT CORPORATION

Minutes - Regular Meeting

October 10, 2022 12:00 P.M

President Freddie Pekar called the Meeting to order at 12:02 P.M.

Board Members Participating: Michael Wootton, Michael Roberson, Clifford Jackson
Russell Machann and Alice Heard-Roberts

Board Members Not Participating: Andrew Armour and Freddie Pekar

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

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

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating: Joe Southern, Gwyn Teves, Joan Andel, Paula Favors
Jason Mills, Courtney Taylor, Ray Roberson

Staff Member Present: Joshua Owens and Louisa Jimenez

Consultant: Karen Heintschel

Public Comments: Vice-President Michael Wootton asked if there were any public comments. There were no public comments.

Recognize appointed Wharton EDC Directors. Vice President Michael Wootton welcomed and congratulated Alice Heard-Roberts on her appointment to the board and congratulated Director Clifford Jackson, Director Freddie Pekar on their reappointment to the board. No action taken.

Election of Wharton EDC Officers for FY 2022-2023. Director Russell Machann made the motion to retain the current Wharton EDC officers. Director Michael Roberson seconded the motion. All voted in favor.

Appoint Directors as signatories to conduct business on the Wharton EDC's Accounts and Expenditures and adopt Resolution 2022-04 appointing those signatories. (A) Checking/Savings Accounts-Director Russell Machann made the motion to retain current signatories. Director Clifford Jackson seconded the motion. All voted in favor. **(B) TexPool Account-** Executive Joshua Owens and Director Russell Machann to remain signatories on the TexPool Account and authorize Wharton EDC Coordinator Louisa Jimenez to conduct inquiries only on the account. **(C) Adopt Resolution No. 2022-04 Approving Signatories on the Wharton Economic Development Corporation's Accounts and Expenditures-** Director Russell Machann made the motion to approve Resolution No. 2202-04. Director Clifford Jackson seconded the motion. All voted in favor.

Appoint a director or directors to assist the Executive Director with Project Negotiations. Director Michael Roberson made the motion to retain Director Michael Wootton and appoint Director Russell Machann in assisting the Executive Director. Director Clifford Jackson seconded the motion. All voted in favor.

Day and time for Regular Wharton EDC's Meetings- Director Russell Machann made the motion to keep Wharton EDC's Regular Meetings on the third Monday of the month at 12:00 noon and also be available via the internet. Director Clifford Jackson seconded the motion. All voted in favor.

Wharton EDC's Policies and Procedures (A) Investment Procedures (B) Investment Policy and Resolution No. 2022-05 (C) Fund Balance Policy and Resolution No. 2022-06- Director Russell Machann made the motion to approve the current policies and resolutions as presented. Director Michael Roberson seconded the motion. All voted in favor.

Minutes of the Regular Meeting held on September 26, 2022. Director Russell Machann made the motion to approve all minutes as presented. Director Clifford Jackson seconded the motion. All voted in favor.

Performance Agreement and Raw Land Contract for Cochrum Enterprises, LLC- Executive Director Josh Owens provided an update on the Performance Agreement and Raw Land Contract for Cochrum Enterprises, LLC. Mr. Owens reported meeting with interim Attorney Paul Webb on Wednesday, October 12th. No action taken.

Roberson Air Conditioning Expansion- Director Michael Roberson recused himself from participating in the presentation. Ray Roberson addressed the Board regarding the Roberson Air Conditioning Expansion project. Mr. Roberson is looking to expand the property to meet current and future growth. The master plan includes 5,000 square feet of warehouse space and 1500 square feet of office, break room, bathroom, and kitchen space. Mr. Roberson is requesting assistance for the price difference associated with the property's physical limitations. Director Michael Wotton thanked Mr. Roberson for his presentation and expressed his appreciation for Roberson Air Conditioning's contribution to the community. No action taken.

Strategic Planning. Executive Director Joshua Owens opened discussion regarding Strategic Planning. Mr. Owens reported he anticipates having the final draft of Strategic Planning available and will forward the document to the Board members prior to the next Board meeting. No action taken.

Report from Executive Director and discussion of:

A. Monthly Sales Tax Report. Mr. Owens reported Sales Tax to be down 1.97% for the month of October. Mr. Owens stated the forecasted amount of Sales Tax is higher from last fiscal year.

B. Required PFIA 2256.023 Report. Mr. Owens provided the Board with copies of the required PFIA showing the distribution of assets. Mr. Owens stated funds have been distributed from the main account to keep the account in compliance with FDIC insured limit. Wharton EDC is on track with all CD's and Investments.

C. Balance Sheet/Commitments. Mr. Owens provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$3,177,746 and the total liabilities were \$345,226, net equity being \$3,522,972. WEDC's 2022-2023 commitments are \$345,226.

Mr. Owens reported the following:

060 Local Business Disaster Loan- Wharton EDC is looking to closing out the loans at the end of the month.

OakBend Medical Center Project- reimbursement in the amount of \$41,765.85 has been completed.

Russell Baird- presentation was provided on September 26th.

Justin & Kristina Crouch- facade improvements have been completed and reimbursement is in process.

Wharton Feed & Supply- a meeting is scheduled for October 11th.

Ali Quattom- will schedule a meeting with Mr. Quattom regarding next steps for the property at 1302 N. Richmond.

D. Statement of Revenues and Expenditures. Mr. Owens provided the Board with copies of the statement of Revenues and Expenses as of September 30, 2022 and reported

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

- 1) **Website-** New features have been added to the website and will be available for view early next week.
- 2) **Wayfinding-** is looking to restarting the project
- 3) **Burleson/Elm Street property-**WEDC has engaged contractors to frame out and glaze the windows so the plywood boards can be removed

Director Russell Machann 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 12:40 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.
3. **Retail Live.** No action taken.
4. **Legal Representation.** No action taken.

B. §551.072 - Deliberation regarding Real Property

1. **7397 US 59.** No action taken.
2. **200 East Milam Street.** No action taken.

The Board returned to Open Session at 12:50 P.M.

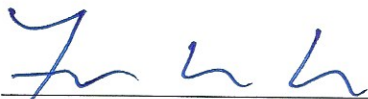
A. §551.087 - Deliberation regarding Economic Development negotiations.

1. **Negotiation on Sites.** No action taken.
2. **Business Retention and Expansion.** No action taken.
3. **Retail Live.** No action taken.
4. **Legal Representation.** No action taken.

B. §551.072 - Deliberation regarding Real Property.

1. **7397 US 59.** No Action taken.
2. **200 East Milam Street-** Director Michael Roberson recused himself from deliberations regarding the property. On a motion made by Russell Machann and seconded by Clifford Jackson the following resolution was unanimously adopted: Resolved that the funding request be approved for \$25,000 towards the structural slab. Funding will be contingent upon the completion of the project and the applicant providing paid receipts for the full amount of the structural slab. All voted in favor.

With no further business to discuss, President Freddie Pekar thanked everyone for coming and adjourned the meeting at 12:51 P.M.

By: 

Freddie Pekar, President

10.10.2022

Attest: 

Andrew Armour, Secretary