



Economic Development Corporation

SPECIAL MEETING

MONDAY

JANUARY 31, 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 a SPECIAL MEETING of the Wharton Economic Development Corporation will be held on the 31st day of January 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 27th day of January 2022.

WHARTON ECONOMIC DEVELOPMENT CORPORATION

By:

151 
Freddie Pekar, President

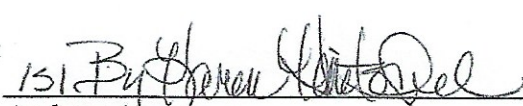
I, the undersigned authority, do hereby certify that the above notice of meeting of the Wharton Economic Development Corporation is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at the City Hall, and on the door of the Civic Center 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 January 27, 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 Michael Wootton at (979) 532-0999 or by Fax at (979)532-52579 at least two days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

Dated this 27th day of January, 2022.

WHARTON ECONOMIC DEVELOPMENT CORPORATION

By:

151 
Andrew Armour
Secretary

WHARTON ECONOMIC DEVELOPMENT CORPORATION
1944 NORTH FULTON STREET, WHARTON, TX
AGENDA
SPECIAL MEETING
MONDAY
JANUARY 31, 2022 12:00 Noon

1. Call to Order.

2. Roll Call.

3. Review and Consider: Minutes of the Regular Meeting held on December 20, 2021.

4. 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. §551.072 – Deliberation regarding real property
 - 1. 108 East Elm Street
 - 2. 135 West Burleson Street

5. Return to Open Session: Consideration and Action On:

- A. §551.072 – Deliberation regarding real property
 - 1. 108 East Elm Street
 - 2. 135 West Burleson Street

6. 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

Meeting Date: 01-31-2022	Agenda Item: 3. Minutes of the Regular Meeting held on December 20, 2021.
<p>Attached please find a draft copy of the above referenced minutes.</p>	
President: Freddie Pekar	Date: January 27, 2022
Approval:	
Secretary: Andrew Armour	

WHARTON ECONOMIC DEVELOPMENT CORPORATION

Minutes - Regular Meeting

December 20, 2021

President Freddie Pekar called the Meeting to order at 12:06 P.M.

Board Members Participating: Freddie Pekar, Michael Roberson, Clifford Jackson and David Schroeder

Board Members Not Participating: Michael Wootton, Andrew Armour and Russell Machann

Advisory Members Participating: Mayor Tim Barker, City Manager Joe Pace, Mark Castillo and Ron Sanders, Joe Freudenberger

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

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating Christi Gonzales, Joan Andel, Gwyn Teves, Jon Cochrum, Joe Southern, Louisa Jimenez, Heather Ekre, Debra Medina, Jeffery Blair

Staff Member Present: Joshua Owens and Karen Heintschel

Public Comments: President Freddie Pekar asked if there were any public comments. Director David Schroeder stated that Leroy Dettling passed away and that his service was scheduled for Thursday at Holy Family Catholic Church. Stephen Haver addressed the Board and made a funding request for signage on his property located at 629 West Caney Street. President Freddie Pekar thanked him for his presentation and said his request would be considered in executive session.

Minutes of the Regular Meeting held on November 15, 2021, minutes of the Special Meeting held on November 30, 2021 and minutes of the Personnel Committee Meeting held on December 9, 2021. Director Clifford Jackson made the motion to approve all of the minutes as presented. Director Michael Roberson seconded the motion. All voted in favor.

Interlocal Agreement for FM 1301. The agreement was presented for discussion in executive session.

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 December sales tax was up 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 Sheet/Commitments. Mr. Owens provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$2,897,325 and the total liabilities were \$174,842.60, net equity being \$2,722,482 WEDC's 2021-2022 commitments were \$174,842.60.

Wharton Economic Development Corporation

Minutes – December 20, 2021

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D. Statement of Revenues and Expenditures. Mr. Owens provided the Board with copies of the Statement of Revenues and Expenses as of November 30, 2021, said the annual funding payment of \$25,000 has been disbursed

to the Chamber of Commerce and that the coffee shop downtown should open by the end of the month. He stated that Co-Starters would begin a new session on January 18th, Wharton EDC's web site had one hundred new visitors and that the new website should be ready in the first quarter of the new year.

Mr. Owens mentioned that he had attended the Site Selectors Guild, had two meetings with the Greater Houston Partnership, the annual snow on the square was a great success and continued efforts were being made to recruit retail businesses. Mr. Owens also said that the infrastructure fee of \$150,000, for the property on N. Richmond Road, had been paid to the city but that the project was on hold pending a clear title to the property. He further stated that the 2022 Annual Job Fair was scheduled to be held at the Wharton Civic Center on February 15, 2022 and that he was working with WCJC to launch a campaign to recruit job seekers. Mr. Owens also said that Public Works had provided strategic locations for the downtown public WIFI and that the city and police department were working on areas to place cameras.

Director Clifford Jackson 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 12:20 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. Public Downtown WIFI.** No action taken.
- 4. FM 1301 Interlocal Agreement.** No action taken

B. §551.072 - Deliberation regarding Real Property

- 1. 108 East Elm Street.** No action taken.
- 2. 135 West Burluson Street.** No action taken.
- 3. 7397 US Hwy. 59.** No action taken
- 4. 629 West Caney Street.** No action taken.

C. §551.074 - Personnel Matters

- 1. Review Personnel** No action taken.

Wharton Economic Development Corporation

Minutes – December 20, 2021

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The Board returned to Open Session at 2:10 P.M.

A. §551.087 - Deliberation regarding Economic Development negotiations.

- 1. Negotiations on Sites.** No action taken.
- 2. Business and Retention.** No action taken.
- 3. Public Downtown WIFI.** No action taken.
- 4. FM 1301 Interlocal Agreement.** In discussion of the subject, attached are the exhibits of questions asked by the Board and answers given by the city. Director Clifford Jackson made the motion to

approve the FM 1301 Interlocal Agreement with the City of Wharton as presented, reflecting all of the additional information requested by the Board, pending the addition of Exhibit B.

Director Michael Roberson seconded the motion. Director David Schroeder stated that he wished all of the Directors were present at the meeting to approve the Agreement. With the exception of Director David Schroeder opposing, all attending Directors voted in favor. A copy of the FM 1301 Interlocal Agreement is attached.

B. §551.072 - Deliberation regarding Real Property.

1. **108 Elm Street.** No action taken.
2. **135 West Burleson Street.** No action taken.
3. **629 West Caney Street.** On a motion made by Director Michael Roberson and seconded by Director Clifford Jackson the following resolution was unanimously adopted: Resolved that the application from Steven Haver, with Cash for Properties, LLC, be approved for \$883.06 for signage as the Board finds that it will enhance the property located in Wharton and will promote the 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

C. §551.074 - Personnel Matters

1. **Review Personnel-** Director Clifford Jackson made the motion to provide Karen Heintschel with a Business Grant up to \$2,500 to purchase equipment to work for Wharton EDC on a contract basis. Director Michael Roberson 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 2:15 P.M.

WHARTON ECONOMIC DEVELOPMENT BOARD

By: _____
Freddie Pekar, President
12.20.2021

Attest: _____
Andrew Armour, Secretary

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

CORPORATION COMMUNICATION

Meeting Date: 01-31-2022	Agenda Item: 4. 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.
<p>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, regarding security devices §551.076, deliberation regarding economic development negotiations §551.087.</p> <p style="text-align: center;">A. §551.072 – Deliberation regarding Real Property</p> <ol style="list-style-type: none">1. 108 West Elm2. 135 West Burleson	
President: Freddie Pekar	Date: January 27, 2022
Secretary: Andrew Armour	

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CORPORATION COMMUNICATION

Meeting Date: 01-31-2022	Agenda Item: #5. Return to Open Session.
<p>Return to Open Session: Consideration and Action On:</p> <p>A. §551.072 – Deliberation regarding economic.</p> <p style="text-align: right;">1. 108 West Elm 2. 135 West Burleson</p>	
President: Freddie Pekar	Date: January 27, 2022
Secretary: Andrew Armour	

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1944 N. Fulton Street
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CORPORATION COMMUNICATION

Meeting Date: 01-31-2022	Agenda Item: 6. Adjourn.
President: Fredie Pekar	Date: January 27, 2022
Approval:	
Secretary: Andrew Armour	