

WHARTON ECONOMIC DEVELOPMENT CORPORATION

**Minutes - Regular Meeting
November 14, 2022 12:00 P.M**

President Freddie Pekar called the Meeting to order at 12:03 P.M.

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

Board Members Not Participating: Alice Heard-Roberts and Michael Wootton

Advisory Members Participating: Donald Smith, County Judge Phillip Spenrath

Advisory Members Not Participating: City Manager Joseph Pace, Ronald Sanders, Abby King, Betty McCrohan
Marilyn Sebesta, City Mayor Tim Barker, Michael O'Guin, Kent Hill,
County Tax Assessor Cindy Hernandez, Joe Freundberger

WEDC Attorney Not Participating: Kari Lutringer

Visitors Participating: Attorney Paul Webb

Staff Member Present: Joshua Owens and Louisa Jimenez

Consultant: 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 October 10, 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 Joshua Owens reported receiving the Performance Agreement and Raw Land Contract Agreement. Mr. Owens will continue to work with Attorney Paul Webb on the final draft. Director Russell Machann made the motion to enter into a Real Estate Contract and Performance Agreement with Cochrum Enterprises, LLC. Director Clifford Jackson seconded the motion. All voted in favor.

Report from Executive Director and discussion of:

A. Monthly Sales Tax Report. Mr. Owens reported Sales Tax to be up 20%. Mr. Owens encouraged Wharton residents to shop local. Wharton EDC and Wharton Workforce Solutions have teamed to assist Alamo Lumber in a hiring event and promoting the grand opening.

B. Required PFIA 2256.023 Report. Mr. Owens provided the Board with copies of the required PFIA showing the distribution of assets. Mr. Owens pointed out the New First Special account and stated the account has been created to allow donations. Mr. Owens stated he will monitor the CD's and continue to waterfall into the next year with the possibility of opening a second TexPool account.

C. Balance Sheet/Commitments. Mr. Owens provided the Board with copies of the current Balance Sheet stating WEDC's total assets were \$3,178,979 and the total liabilities were \$345,226, net equity being \$3,524,205. WEDC's 2022-2023 commitments are \$345,046.

Mr. Owens reported the following:

Wharton Chamber of Commerce- payment in the amount of \$25,000 has been made.

Wharton EDC website- the website has been updated. Property search and Analysis has been upgraded to allow users to view all properties for sale in Wharton.

D. Statement of Revenues and Expenditures. Mr. Owens provided the Board with copies of the statement of Revenues and Expenses as of October 31, 2022.

Director Michael Roberson made the motion to approve the Executive Director's report as presented. Director Andrew Armour 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 12:33 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 Strategies.** No action taken.

B. §551.072 - Deliberation regarding Real Property.

1. **101 W. Burleson Street.** No action taken.
2. **2111 N. Richmond Rd.** No action taken.
3. **315 E. Ahldag, Bldg A.** No action taken.
4. **7397 US 59.** No action taken.

The Board returned to Open Session at 12:41 P.M.

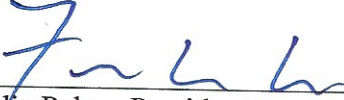
A. §551.087 - Deliberation regarding Economic Development negotiations.

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

B. §551.072 - Deliberation regarding Real Property.

1. **101 W. Burlison-** On a motion made by Director Clifford Jackson and seconded by Director Andrew Armour the following resolution was unanimously adopted: Resolved that the Business Grant application from Wadler, Perches, Hundl and Kerlick be approved for \$8,950 for re-painting as the Board finds that it will enhance the property and add character to Downtown. 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.
2. **2111 N. Richmond Rd.-** On a motion made by Director Andrew Armour and seconded by Director Clifford Jackson the following resolution was unanimously adopted: Resolved that the Business Grant application from Justin Siska be approved for \$627.02 signage improvements as the Board finds that it will enhance the property. Funds 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.
3. **315 E. Ahldag, Bldg A-** On a motion made by Director Russell Machann and seconded by Director Michael Roberson the following resolutions as unanimously adopted: Resolved that the Business Grant application from Miguel Santes be approved for \$519.72 for signage improvements as the Board finds that it will enhance the property. 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. **7397 US 59-** No action taken.

With no further business to discuss, President Freddie Pekar thanked everyone for coming and adjourned the meeting at 12:43 P.M.

By: 
Freddie Pekar, President
11.14.2022

Attest: 
Andrew Armour, Secretary