

1 **SULPHUR SPRINGS-HOPKINS COUNTY**
2 **ECONOMIC DEVELOPMENT CORPORATION**
3 **MONDAY, February 22, 2010**
4 **12:00 P.M.**
5

6 *A scheduled meeting and an executive session of the Sulphur Springs-Hopkins County Economic*
7 *Development Corporation was held at 12:00 p.m. on Monday, February 22, 2010 at the EDC Office at*
8 *1200 Enterprise Lane, Sulphur Springs, Texas.*
9

10 *Present: Carl Bryan, President*
11 *Tom Sellers, Vice President*
12 *Bobby Gillis, Sec/Treasurer*
13 *Gene Watson*
14

15 *Absent: Clay Walker*
16

17 *Staff: Roger Feagley, Executive Director*
18 *Carol Reid, Assistant*
19

20 *Guests: Chris Tapper from Flowserve.*
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22 *Media: (no media)*
23

24 **CALL TO ORDER**
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26 *President Carl Bryan called the scheduled meeting to order at 12:08 p.m.*
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28 *President Bryan noted first on the agenda was a presentation by Mr. Valanderous Bell with the Nehemiah*
29 *Foundation. Mr. Bell was not present.*
30

31 *President Bryan proceeded to the next guest, Mr. Chris Tapper, Plant Manager from Flowserve to provide*
32 *information regarding Flowserve's application for a training grant. Mr. Tapper provided information as*
33 *to why they felt a training grant would be helpful and explained some of the terminology relating to the*
34 *areas where training was needed. He stated the training would be through PJC as well as in-house*
35 *training. After answering questions from the board members, President Bryan informed Mr. Tapper the*
36 *board members would discuss the request and Mr. Feagley would advise him of their decision. Mr.*
37 *Tapper thanked the board for their time and left the meeting.*
38

39 **APPROVAL OF MINUTES FROM THE MEETING HELD ON January 25, 2010.**
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41 *President Bryan requested from the board a motion to approve the minutes from the board meeting held on*
42 *January 25, 2010. Tom Sellers moved to approve the minutes and Bobby Gillis seconded the motion. The*
43 *vote was unanimous and the minutes were approved.*
44

45 **REPORT FROM BAWCUM & PREUSS COVERING EDC FINANCIAL for January, 2010.**
46

47 *President Bryan recognized the financial report as the next item on the agenda. As Mr. Bawcum was not in*
48 *attendance, President Bryan asked if there were any questions regarding the financials. Mr. Watson*
49 *suggested the USDA Grant funding should have its own separate financials. After some general*
50 *discussion, the board members instructed Director Feagley to have the January financials separated and*
51 *repeated with future financials showing that change. Gene Watson motioned to approve the financials.*
52 *Bobby Gillis seconded the motion. The vote was unanimous and the financials were approved.*
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53 **DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF A TRAINING GRANT FOR FLOWSERVE**

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55 *After some general discussion and clarification of the type of training Flowserve needed, Gene Watson as*
56 *well as President Bryan conveyed some concern regarding continuing training for existing businesses and*
57 *asked about the EDC's policy on such issues. Board members agreed that guidelines were needed for*
58 *future reference. Director Feagley said he would research and report his findings at the next board*
59 *meeting. Tom Sellers made a motion to approve the training grant for Flowserve. Gene Watson seconded*
60 *the motion and the vote was unanimous.*

61
62 ***DISCUSSION OF TAX ABATEMENT POLICY.***

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64 *With the current tax abatement policy due to be updated, Director Feagley proceeded with his findings*
65 *gathered from other local area EDC's regarding their tax abatement policies. The board members*
66 *discussed some areas of concern but, overall, felt the current policy was a good one and should not be*
67 *altered with the exception of one area regarding equipment. Director Feagley said he would update the*
68 *policy to reflect that change.*

69
70 ***REPORT OF EDC ACTIVITIES***

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72 *Director Feagley updated the board on the activities and the meetings attended by the staff over the*
73 *preceding month and the plans for the following month. Freeport Tax Exemption – The meeting with*
74 *Patsy Bolton, ISD staff along with Moak & Casey went a lot better than expected. The study is underway*
75 *and we could expect to have the results by the first of March. Director Feagley feels it will be after the*
76 *first of March before it is available. Mr. Casey is very protective of the fact he does not work with anyone*
77 *but the school districts on these studies. The contract is actually with the school district and Director*
78 *Feagley stated he had written a letter stating the EDC would be responsible for the expenses of the study.*
79 *The contract states the costs will not exceed \$10,000.00. They project the cost at approximately \$6,000.00*
80 *and the EDC has that in the budget. Telephone line issue – the second connection is complete. Director*
81 *Feagley feels regarding the state as a whole, there needs to be some legislation to define “geographically*
82 *diverse” because he does not see how two wires from Sulphur Springs to Cash, Texas can be considered*
83 *“geographically diverse”. Dairymen – A new EPA Director has been selected and he seems to be after the*
84 *oil and gas projects more so than the dairies. Storm Damage – At White Oak property, tin wrapped*
85 *around trees, debris in field, need to remove downed trees and also remove trees leaning over fence line at*
86 *Mary Bonham's fence. We will need to contact Mary Bonham to advise her of the tree removal as the tree*
87 *trimmers will most likely need permission to access her property. Also, regarding this same property, Mr.*
88 *Ron Mayberry has approached the EDC about the removal of the old barn. The EDC has agreed to allow*
89 *Mr. Mayberry to tear down and remove the barn by September 30, 2010. He will also tear down the old*
90 *shed. Paris Junior College – The EDC will sponsor a meeting with local industries and businesses*
91 *regarding their views on training needs and the new PJC facility on March 4, 2010. We have sent out*
92 *letters requesting businesses to attend and give opinions of what is needed. The meeting is scheduled to be*
93 *held in the Owens Foods meeting room at noon. Other areas covered by Director Feagley consisted of the*
94 *meeting in Austin with Governor's staff on the new state website; meetings with City Councilmen; and*
95 *several marketing trips have also been scheduled.*

96
97 *President Bryan recognized the next item would be to proceed with the Executive Session. Tom Sellers*
98 *moved to go into Executive Session.*

99
100 ***ADJOURN TO EXECUTIVE SESSION TO BE HELD IN ACCORDANCE WITH TEXAS LOCAL***
101 ***GOVERNMENT CODE 552.086 TO DELIBERATE REGARDING ECONOMIC DEVELOPMENT***
102 ***NEGOTIATIONS TO DISCUSS COMMERCIAL AND FINANCIAL INFORMATION RECEIVED***
103 ***FROM A BUSINESS WITH WHICH THE ECONOMIC DEVELOPMENT CORPORATION IS***
104 ***CONDUCTING NEGOTIATIONS, AND DISCUSS FINANCIAL AND OTHER INCENTIVES***
105 ***CONSIDERED FOR THE PROSPECT.***

- 106
107 **a. Project Intermodal** 110 **d. Project New Frontier** 113 **g. Land Purchase**
108 **b. Project Bulldog** 111 **e. Project Food** 114 **h. Land Sale**
109 **c. Project Blossom** 112 **f. Project Grape**

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116 **RECONVENE IN OPEN SESSION**

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118 *Reconvene at 1:24 p.m.*

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120 **ACTION AS A RESULT OF EXECUTIVE SESSION**

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122 *No action needed or taken.*

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124 **ADJOURN**

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126 *Meeting adjourned at approximately 1:25 p.m.*