

1 **SULPHUR SPRINGS-HOPKINS COUNTY**
2 **ECONOMIC DEVELOPMENT CORPORATION**
3 **MONDAY, June 28, 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, June 28, 2010 at the EDC Office at 1200*
8 *Enterprise Lane, Sulphur Springs, Texas.*
9

10 *Present: Tom Sellers, Vice President*
11 *Gene Watson*
12 *Clay Walker*
13 *Tory Humphries*
14 *Craig Roberts*
15

16 *Absent: None*
17

18 *Staff: Roger Feagley, Executive Director*
19 *Carol Reid, Assistant*
20

21 *Guests: None*
22

23 *Media: (no media)*
24

25 **CALL TO ORDER**
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27 *Vice President, Tom Sellers called the scheduled meeting to order at 12:05 p.m.*
28

29 **INSTALLATION OF NEW EDC BOARD MEMBER**
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31 *Vice President Sellers proceeded to install new Board Member, Craig Roberts. With the execution of*
32 *the Statement of Appointed Officer and Oath of Office, Vice President Sellers welcomed Mr. Roberts*
33 *to the EDC Board.*
34

35 **ELECTION OF OFFICERS**
36

37 *At this time, the next action by the Board is the annual election of officers. The Board officers are*
38 *President, Vice President, and Secretary-Treasurer. Vice President Sellers opened the floor for*
39 *nominations for the office of President by entering the nomination of Mr. Gene Watson. After some*
40 *general discussion regarding length of terms, Mr. Watson nominated Vice President Sellers for*
41 *President. Clay Walker seconded the nomination. Vice President Sellers called for any other*
42 *nominations, as there were none; Vice President Sellers called for a vote. The vote was unanimous and*
43 *Vice President Sellers was elected as President. Continuing with the election, President Sellers now*
44 *called for nominations for Vice President. Clay Walker nominated Gene Watson for Vice President.*
45 *Tory Humphries seconded the nomination. President Sellers asked for any other nominations. With*
46 *no other nominations, the motion to end the nominations was entered by Craig Roberts. President*
47 *Sellers asked for a vote and the vote was unanimous with Mr. Watson elected as Vice President.*
48 *President Sellers stated the last position to fill was Secretary-Treasurer. Gene Watson nominated Tory*
49 *Humphries. Clay Walker seconded the nomination. President Sellers asked for other nominations.*

50 *Craig Roberts moved to cease nominations and call for a vote. President Sellers asked for all in favor*
51 *of nominee and the vote was unanimous. Tory Humphries was elected as Secretary-Treasurer.*

52
53 ***APPROVAL OF MINUTES FROM THE MEETING HELD ON May 24th and Special Meeting minutes***
54 ***from June 21, 2010.***

55
56 *President, Sellers requested a motion from the board to approve the minutes from the board meeting held*
57 *on May 24, 2010 and the special meeting held on June 21, 2010. Gene Watson moved to approve both*
58 *sets of minutes and Clay Walker seconded the motion. The vote was unanimous and the minutes were*
59 *approved.*

60
61 ***REPORT FROM BAWCUM & PREUSS COVERING EDC FINANCIAL for May, 2010.***

62
63 *President Sellers recognized the financial reports as the next item on the agenda. Mr. Bawcum was not in*
64 *attendance. After some general discussion, Craig Roberts motioned to approve the financials. Gene*
65 *Watson seconded the motion. The vote was unanimous and the financials were approved.*

66
67 ***DISCUSSION AND ACTION ON THE 2010-2011 PROJECTED INCOME***

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69 *President Sellers proceeded to recognize information Director Feagley had provided the board regarding*
70 *a possible budget number in order to plan the new budget. President Sellers asked if there any questions*
71 *or if Director Feagley needed to add any comments. Director Feagley proceeded to explain the*
72 *information he had provided and asked the board to consider which projection they preferred him to use.*
73 *The motioned was proposed by Gene Watson for Director Feagley to build a budget around a revenue*
74 *number of approximately one million three hundred thousand. Clay Walker seconded. All were in favor*
75 *and the projected income number was approved.*

76
77 ***DISCUSSION AND ACTION ON THE 2010-2011 PLAN OF WORK***

78
79 *President Sellers turned the next topic over to Director Feagley. Director Feagley referred to the Plan of*
80 *Work for 2010-2011 in the board books stating it was basically a continuation of the things that were done*
81 *in previous years. However, there are a few new things he would like the board to consider – the EDC may*
82 *need to invest in some new Business Park signs giving information about the property and adding some*
83 *infrastructure to a business park. After some general discussion of information comparing our properties*
84 *to the competition in east Texas (eight other areas and their industrial parks), the question was which*
85 *property was to receive the infrastructure and whether the board was interested in going forward with this*
86 *type of project. Gene Watson entered a motion to proceed with preliminary engineering information and*
87 *estimate cost of the project. Clay Walker seconded the motion. The vote was unanimous and the*
88 *preliminary steps to the project were approved. The next item Director Feagley suggested was having a*
89 *one day planning session similar to what was done when he first came to the EDC. This would involve*
90 *retaining a facilitator and inviting representatives from the school, city, county, the hospital and the*
91 *Industrial Fund to discuss what the community wants to accomplish as a whole. The Board gave their*
92 *approval for Director Feagley to outline a proposal and obtain some prices for a facilitator.*

93
94 ***REPORT OF EDC ACTIVITIES***

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96 *After receiving the required bids, the fence at White Oak Business Park is underway with Spencer Fence.*
97 *Spencer Fence came in as lowest bid. The Freeport contracts are out to the businesses. The School District*
98 *requested to have the contracts returned by July 7, 2010. Director Feagley has heard favorably from all*
99 *but one business. He also updated the board on the activities and the meetings attended by the staff over*

100 *the preceding month and the plans for the following month. For the new board members, Director Feagley*
101 *suggested the Basic Economic Development course given by TEDC along with Texas A&M Extension in*
102 *October in Houston. Director Feagley suggested emailing board books and the board members were in*
103 *favor. Gene Watson questioned the absence of legal counsel for the EDC. Director Feagley will arrange*
104 *to talk to several local attorneys as possible candidates for the EDC's legal needs and will report this*
105 *information to the board.*

106
107 *President Sellers recognized the next item would be to proceed with the Executive Session and asked for a*
108 *motion to adjourn into Executive Session. Gene Watson made the motion and all were in favor.*

109
110 ***ADJOURN TO EXECUTIVE SESSION TO BE HELD IN ACCORDANCE WITH TEXAS LOCAL***
111 ***GOVERNMENT CODE 552.086 TO DELIBERATE REGARDING ECONOMIC DEVELOPMENT***
112 ***NEGOTIATIONS TO DISCUSS COMMERCIAL AND FINANCIAL INFORMATION RECEIVED***
113 ***FROM A BUSINESS WITH WHICH THE ECONOMIC DEVELOPMENT CORPORATION IS***
114 ***CONDUCTING NEGOTIATIONS, AND DISCUSS FINANCIAL AND OTHER INCENTIVES***
115 ***CONSIDERED FOR THE PROSPECT.***

- 116
117 *a. Project Intermodal* 122 *f. Project Grape* 127 *k. Project Valley*
118 *b. Project Bulldog* 123 *g. Project LARS-NKF* 128 *l. Project Cabinet*
119 *c. Project Blossom* 124 *h. Project Cardinal Wing* 129 *m. Land Purchase*
120 *d. Project New Frontier* 125 *i. Project Lift* 130 *n. Land Sale*
121 *e. Project Food* 126 *j. Project Straw*

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132 ***RECONVENE IN OPEN SESSION***

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134 *Reconvene at 1:30 p.m.*

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

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138 *Upon reconvening in Open Session, President Sellers stated no action was needed as a result of Executive*
139 *Session.*

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142 ***ADJOURN***

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144 *Meeting adjourned at approximately 1:31 p.m.*