

1 **SULPHUR SPRINGS-HOPKINS COUNTY**
2 **ECONOMIC DEVELOPMENT CORPORATION**
3 **MONDAY, July 26, 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, July 26, 2010 at the EDC Office at 1200*
8 *Enterprise Lane, Sulphur Springs, Texas.*
9

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

16 *Absent: None*
17

18 *Staff: Roger Feagley, Executive Director*
19 *Carol Reid, Assistant*
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21 *Guests: Gary Spraggins, Mayor*
22 *Carl Bryan – Former EDC Board President*
23 *Bobby Gillis – Former EDC Board Secretary-Treasurer*
24

25 *Media: (no media)*
26

27 **CALL TO ORDER**
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29 *President, Tom Sellers called the scheduled meeting to order at 12:05 p.m.*
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31 **RECOGNITION OF OUTGOING EDC BOARD MEMBERS**
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33 *President Sellers recognized Mayor Gary Spraggins in attendance to present plaques from the City of*
34 *Sulphur Springs to Carl Bryan and Bobby Gillis in appreciation of their service. Immediately following*
35 *the Mayor's presentation, President Sellers proceeded to present the executive pen sets with inscription*
36 *to Carl Bryan and Bobby Gillis from the Sulphur Springs-Hopkins County EDC board in appreciation*
37 *of their dedication, leadership as well as their many hours outside the board room.*
38

39 **APPROVAL OF MINUTES FROM THE MEETING HELD ON June 28, 2010.**
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41 *President, Sellers requested a motion from the board to approve the minutes from the board meeting held*
42 *on June 28, 2010. Craig Roberts entered a motion to approve the minutes. Tory Humphries seconded the*
43 *motion. The vote was unanimous and the June minutes were approved.*
44

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

47 *President Sellers recognized the financial reports as the next item on the agenda. Mr. Bawcum was not in*
48 *attendance. President Sellers asked there were any questions. After some general discussion, Gene Watson*
49 *motioned to approve the financials. Clay Walker seconded the motion. The vote was unanimous and the*

50 *financials were approved.*

51

52 ***DISCUSSION AND ACTION ON THE FY 2011 ANNUAL BUDGET***

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54 *President Sellers addressed the board regarding Director Feagley's memo and the budget. President*
55 *Sellers asked if there any questions or if Director Feagley needed to add any comments. Director Feagley*
56 *stated he felt the budget follows the Plan of Work approved at the last board meeting as far as what the*
57 *EDC wants to accomplish. President Sellers asked if there were any questions. As there were none,*
58 *President Sellers asked for a motion to approve the budget subject to discussion of personnel items in*
59 *executive session. A motion was entered by Gene Watson with Craig Roberts entering a second. All were*
60 *in favor and the 2011 Annual Budget was approved subject to discussion of personnel items in executive*
61 *session.*

62

63 ***DISCUSSION AND ACTION ON CHECK SIGNING REQUIREMENTS FOR EDC EXPENDITURES.***

64

65 *President Sellers conveyed he had requested this item to appear on the agenda for discussion. Currently, it*
66 *is required to obtain two signatures on a check for any amount. This procedure is also a part of our bylaws.*
67 *If the EDC were to change this, it would require a change in the bylaws. After some general discussion, it*
68 *was suggested that any check in the amount of \$500 or over should have two signatures - anything less than*
69 *\$500 would require only one signature. Craig Roberts made the motion to amend the bylaws for a single*
70 *party to sign checks up to \$500 and to also include in the monthly meeting, either a check register, ledger,*
71 *or Transaction Detail by Account for the monthly board meetings. In addition, also change and amend the*
72 *address of the EDC in the bylaws to reflect the current address. Clay Walker entered a second to the*
73 *motion. President Sellers asked for any further discussion or questions. As there were none, all were in*
74 *favor and the motion carried.*

75

76 ***REPORT OF EDC ACTIVITIES***

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78 *President Sellers acknowledged Director Feagley's report on the activities had been noted in his memo to*
79 *the board and asked if Director Feagley had any additional information to report. Director Feagley stated*
80 *there were a couple of items he needed to add. Morningstar did respond regarding the Freeport Tax*
81 *Agreement and believes things are progressing there. The next item to report is Sulphur Springs-Hopkins*
82 *County EDC is the recipient of an award to be given by the Southern Economic Development Council,*
83 *which is a seventeen state regional group, for the Owens project which had been submitted by the State*
84 *after receiving the State's award last year. The SEDC meeting and ceremonies will be held in New Orleans*
85 *on August 16, 2010.*

86

87 *President Sellers recognized the next item would be to proceed with the Executive Session and asked for a*
88 *motion to adjourn into Executive Session. Gene Watson made the motion, Craig Roberts entered a second*
89 *and all were in favor.*

90

91 ***ADJOURN TO EXECUTIVE SESSION TO BE HELD IN ACCORDANCE WITH TEXAS LOCAL***
92 ***GOVERNMENT CODE 552.086 TO DELIBERATE REGARDING ECONOMIC DEVELOPMENT***
93 ***NEGOTIATIONS TO DISCUSS COMMERCIAL AND FINANCIAL INFORMATION RECEIVED***
94 ***FROM A BUSINESS WITH WHICH THE ECONOMIC DEVELOPMENT CORPORATION IS***
95 ***CONDUCTING NEGOTIATIONS, AND DISCUSS FINANCIAL AND OTHER INCENTIVES***
96 ***CONSIDERED FOR THE PROSPECT.***

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| 99 | <i>a. Project Intermodal</i> | 105 | <i>g. Project LARS-NKF</i> | 111 | <i>m. Land Purchase</i> |
| 100 | <i>b. Project Bulldog</i> | 106 | <i>h. Project Cardinal Wing</i> | 112 | <i>n. Land Sale</i> |
| 101 | <i>c. Project Blossom</i> | 107 | <i>i. Project Lift</i> | 113 | <i>o. Legal Council</i> |
| 102 | <i>d. Project New Frontier</i> | 108 | <i>j. Project Straw</i> | 114 | <i>p. Annual Performance</i> |
| 103 | <i>e. Project Food</i> | 109 | <i>k. Project Valley</i> | 115 | <i>Review</i> |
| 104 | <i>f. Project Grape</i> | 110 | <i>l. Project Cabinet</i> | | |

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117 ***RECONVENE IN OPEN SESSION***

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119 *Reconvene at 1:40 p.m.*

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

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123 *Upon reconvening in Open Session, President Sellers stated some action was needed regarding several*
124 *items discussed in Executive Session. The first item is to employ an attorney. Craig Roberts motioned to*
125 *employ Larry Powers of the law firm Powers & Blount. Tory Humphries entered a second and all were in*
126 *favor. The next item is hiring the construction manager for the Project Straw building. After some*
127 *general discussion and clarification, Clay Walker entered a motion to hire Mark Folmer as the*
128 *construction manager. Gene Watson seconded the motion and all were in favor. The last item President*
129 *Sellers addressed was the approval of the personnel items discussed. Craig Roberts entered the motion to*
130 *approve the personnel items with Gene Watson entering a second. All were in favor and the personnel*
131 *items were approved.*

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133 ***ADJOURN***

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135 *Meeting adjourned at approximately 1:50 p.m.*