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**SULPHUR SPRINGS-HOPKINS COUNTY  
ECONOMIC DEVELOPMENT CORPORATION  
MONDAY, October 25, 2010  
12:00 P.M.**

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*A scheduled meeting and an executive session of the Sulphur Springs-Hopkins County Economic Development Corporation was held at 12:00 p.m. on Monday, October 25, 2010 at the EDC Office at 1200 Enterprise Lane, Sulphur Springs, Texas.*

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*Present: Tom Sellers, President  
Gene Watson, Vice President  
Tory Humphries, Secretary-Treasurer  
Craig Roberts*

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*Absent: Clay Walker*

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*Staff: Roger Feagley, Executive Director  
Carol Reid, Assistant*

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*Guests: Laurie O'Neal – Representative from the Governors' office*

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*Media: (no media)*

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**CALL TO ORDER**

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*President, Tom Sellers called the scheduled meeting to order at 12:06 p.m.*

**APPROVAL OF MINUTES FROM THE MEETING HELD ON September 20, 2010.**

*President, Sellers requested a motion from the board to approve the minutes from the board meeting held on September 20, 2010. Craig Roberts entered a motion to approve the minutes. Tory Humphries seconded the motion. The vote was unanimous and the September minutes were approved.*

**REPORT FROM BAWCUM & PREUSS COVERING EDC FINANCIAL for September, 2010.**

*President Sellers recognized the financial report as the next item on the agenda and asked Mr. Bawcum if there was anything special to note. Mr. Bawcum pointed out this was the end of fiscal year financials and that everything was pretty much under budget. Director Feagley wanted to interject there are certain areas of the budget that the staff does not control and some areas where the staff does control. While there were some line items over budget, others were under budget. Overall, the EDC was under budget in all categories. President Sellers asked if there were any questions. After some general discussion, Gene Watson motioned to approve the financials and Craig Roberts seconded the motion. The vote was unanimous and the financials were approved.*

*President Sellers elected to skip Item number 4 for the present and go directly to Director Feagley's Report on EDC Activities.*

49 **REPORT OF EDC ACTIVITIES**

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51 *President Sellers acknowledged Director Feagley's report on the activities. Director Feagley*  
52 *began by correcting information he previously supplied to the board regarding the EDC's amount*  
53 *of monthly overhead. Director Feagley reported on information pertaining to the increase of taxes*  
54 *by the Hospital District and Hopkins County and how they affected our local industries. Upon*  
55 *taking a sampling of ten industries taxable values, 8 stayed the same, one actually had a decrease*  
56 *(\$13,000) and one had numbers that were basically incorrect with the value showing much lower*  
57 *than it should have been. That one was Owens. This means the increases that the taxing authorities*  
58 *made increased the amounts that the companies paid. Director Feagley stated he contacted the Tax*  
59 *Appraisal office about the problem with the appraisal of Owens as this could affect their*  
60 *agreement with the EDC - more specifically, the funds they have received. Work on the new*  
61 *building for Cell-O-Core is progressing. The dirt work is complete with exception of cleanup,*  
62 *rough plumbing is in, water and sewer taps are done, the underground sprinkler is in place, the*  
63 *loading dock and wall is standing and complete, piers are in place and we are on track to pour half*  
64 *the floor on Wednesday provided it has dried out enough. The steel is down and tied with the*  
65 *plastic underneath and we are working on getting the building delivered a week from Wednesday.*  
66 *The engineer said the concrete will have to set for seven days before we can put the steel up. It will*  
67 *take about two weeks to put the building in place. Currently, the actual costs and total of awarded*  
68 *bids show the building to be running under budget. This includes the changes that have already*  
69 *been addressed. Director Feagley is planning to meet with whoever is elected to the State*  
70 *Representative office regarding region wide issues – transportation-TXDoT 2035 Plan, the high*  
71 *speed telecommunications issues and the education/skills training problems with the junior*  
72 *colleges. Also, Director Feagley wishes to support the Workforce Economic Development Study.*  
73 *After some general discussion as to what the study/report will provide to our community, President*  
74 *Sellers asked the Board for a motion to approve the EDC's monetary support. Gene Watson made*  
75 *the motion to approve followed with a second by Craig Roberts. All were in favor and the motion*  
76 *carried.*

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78 *At this time, President Sellers recognized Item #4 on the agenda.*

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80 **DISCUSSION AND POSSIBLE ACTION ON POLICY FOR ACQUIRING BUILDINGS.**

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82 *President Sellers referenced Director Feagley's memo to the Board regarding a local company*  
83 *approaching the EDC to buy their building and allowing them to lease it back. As this type of*  
84 *situation has never occurred, there were several issues to address. Director Feagley could not*  
85 *disclose specific company information due to a confidentiality request. Board members asked*  
86 *whether this situation would create jobs. Director Feagley conveyed it would be retention of jobs.*  
87 *Since there has never been a policy in place regarding a request of this nature, the Board*  
88 *reiterated the purpose and goal of the EDC is to help bring in new primary jobs to the community.*  
89 *With this in mind, the EDC would be unable to consider a request to purchase a building without*  
90 *the creation of new primary employment. No action required regarding a policy for acquiring*  
91 *buildings for leaseback.*

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93 *President Sellers recognized the next item would be to proceed with the Executive Session and*  
94 *asked for a motion to adjourn into Executive Session at 12:37 p.m. Tory Humphries entered the*  
95 *motion with Craig Roberts entering a second. All were in favor to adjourn to Executive Session.*

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

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|-------------------------------------|-----------------------------------|---------------------------------|
| 104 <i>a. Project Intermodal</i>    | 110 <i>g. Project Windy Tower</i> | 116 <i>m. Project Wheel</i>     |
| 105 <i>b. Project Bulldog</i>       | 111 <i>h. Project Wood</i>        | 117 <i>n. Project Triple P</i>  |
| 106 <i>c. Project LARS-NKF</i>      | 112 <i>i. Project Black River</i> | 118 <i>o. Building Purchase</i> |
| 107 <i>d. Project Cardinal Wing</i> | 113 <i>j. Project Hera LIG</i>    | 119 <i>p. Land Purchase</i>     |
| 108 <i>e. Project Lift</i>          | 114 <i>k. Project Waste</i>       | 120 <i>q. Land Sale</i>         |
| 109 <i>f. Project Cabinet</i>       | 115 <i>l. Project Welding</i>     |                                 |

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122 **RECONVENE IN OPEN SESSION**

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124 *Reconvene at 1:17 p.m.*

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

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128 *Upon reconvening in Open Session, President Sellers stated no action was required from any*  
129 *of the discussion held in Executive Session and asked if there was any additional business to*  
130 *come before the Board. Director Feagley stated he needed permission to discuss the plan of*  
131 *assistance the EDC could offer Project Welding based on the level of information they*  
132 *provided. President Sellers asked for a motion to allow Director Feagley to discuss the outline*  
133 *of assistance. Tory Humphries entered a motion on said permission for discussion, all were in*  
134 *favor and the motion carried. President Sellers asked if there was any additional business. As*  
135 *there was no response, President Sellers entered a motion to adjourn.*

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137 **ADJOURN**

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139 *Meeting adjourned at approximately 1:18 p.m.*