

1 **SULPHUR SPRINGS-HOPKINS COUNTY**  
2 **ECONOMIC DEVELOPMENT CORPORATION**  
3 **MONDAY, May 23, 2011**  
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, May 23, 2011 at the EDC Office at*  
8 *1200 Enterprise Lane, Sulphur Springs, Texas.*  
9

10 *Present: Tom Sellers, President*  
11 *Gene Watson, Vice President*  
12 *Craig Roberts*  
13 *Clay Walker*  
14 *Tory Humphries, Secretary-Treasurer*  
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**  
26

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

29 **APPROVAL OF MINUTES FROM THE MEETING HELD ON April 25, 2011.**  
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31 *President Sellers asked members of the board if there were any questions regarding the minutes*  
32 *from the board meeting held on April 25, 2011. Having no response, President Sellers requested a*  
33 *motion from the board to approve. Clay Walker entered a motion to approve the minutes as*  
34 *presented with Craig Roberts entering a second to the motion. The vote was unanimous and the*  
35 *minutes were approved.*  
36

37 **REPORT FROM BAWCUM & PREUSS COVERING EDC FINANCIALS for April 2011.**  
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39 *President Sellers recognized the next item on the agenda was the financial report and noted that*  
40 *the accountant was not present. He then asked if there were any comments or questions. As there*  
41 *were none, President Sellers called for a motion to approve the April Financials. Craig Roberts*  
42 *entered a motion and Gene Watson entered a second. The vote was unanimous and the financials*  
43 *were approved.*  
44

45 **DISCUSSION AND ACTION ON EXTENDING DATA CABLE TO PIONEER BUSINESS**  
46 **PARK**  
47

48 *President Sellers referred to the information in the board packet to extend data cable to the*  
49 *Pioneer Business Park which would pick up Xtreme Structures, Cell-O-Core and Miles- Pinnacle*  
50 *Manufacturing. He asked Director Feagley if Clayton Homes would also benefit and Director*  
51 *Feagley indicated they could. After going over cost information from SuddenLink, President Sellers*  
52 *asked if there were any questions. Craig Roberts asked if we could talk to the industries and find*  
53 *out who would sign on. Director Feagley said he would. He also stated several of the companies*

54 can get T-1 lines but they were real expensive and were complaining there was no good access out  
55 there. Internet access is becoming an important part of infrastructure these days. After some  
56 additional discussion, Craig Roberts entered a motion to approve up to \$27,000 for the installation  
57 of cable in the business park with cost share if possible. Clay Walker entered a second to the  
58 motion. All members approved and the motion carried. Craig Roberts had some additional  
59 comments and thought Director Feagley should inquire about the cost of fiber optics as well.  
60 Director Feagley said he would.

61  
62 **DISCUSSION AND ACTION ON 2011 – 2012 PROJECTED INCOME.**

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64 President Sellers proceeded with discussions on projected income number to be used for the EDC  
65 budget. Director Feagley explained what had been done in years past and how that number was  
66 derived. After some general discussion, Clay Walker made a motion to accept the projected  
67 income of \$1,300,000.00 with Craig Roberts entering a second. The vote was unanimous and the  
68 motion carried.

69  
70 **DISCUSSION AND ACTION ON 2011 – 2012 PLAN OF WORK.**

71  
72 President Sellers pointed out the new suggestions compiled by the Burns Development Group  
73 which came as a result of the planning meeting held in January. These are items that the board  
74 may or may not want to include. Director Feagley went through the items explaining that some  
75 items were already in place but had never been listed in the plan of work. After examining all  
76 suggestions, Craig Roberts entered a motion to approve the plan of work to be amended with the  
77 selected changes. Tory Humphries seconded the motion. The vote was unanimous and the  
78 amended plan of work was approved.

79  
80 **DISCUSSION AND ACTION ON SIGNS FOR BUSINESS PARKS.**

81  
82 Director Feagley provided history on the signs currently in place and how some of them were in  
83 disrepair and deteriorating. There were several options and ideas discussed. The board asked  
84 Director Feagley to proceed with getting cost and design of the signs. No formal action will be  
85 taken at this time and they will reexamine this subject when the information is available.

86  
87 **DISCUSSION AND ACTION ON SELECTION OF BUSINESS PARK TO RECEIVE**  
88 **INFRASTRUCTURE.**

89  
90 Director Feagley introduced the quotes he received from Adams Engineering to add infrastructure  
91 to one of the business parks. He also advised the board if they were interested in financing, there is  
92 State funding available called the Leverage Fund to do these types of projects. After going over  
93 numerous options, requirements and details of the financing along with the various degrees of  
94 infrastructure, President Sellers asked if the board agreed on the improvement a business park.  
95 Gene Watson made a motion to approve infrastructure in the Pioneer Business Park and to seek  
96 loan funds from the State of Texas. Clay Walker entered a second to the motion. All were in favor  
97 and the motion carried.

98  
99 **DISCUSSION AND ACTION ON REPORT OF EDC ACTIVITIES.**

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101 President Sellers acknowledged the EDC report and asked if there were any questions of Director  
102 Feagley regarding his report. As there were none, the next step would be to proceed with the  
103 Executive Session and asked for a motion to adjourn into Executive Session at 1:02 p.m. Tory  
104 Humphries entered the motion. All were in favor to adjourn to Executive Session.

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

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|-----|------------------------------|-----|---------------------------|-----|----------------------------------|
| 114 | <i>a. Project Intermodal</i> | 120 | <i>g. Project Welding</i> | 126 | <i>m. Project Spec</i>           |
| 115 | <i>b. Project Blossom II</i> | 121 | <i>h. Project Tron</i>    | 127 | <i>n. Project Westward Bound</i> |
| 116 | <i>c. Project Food</i>       | 122 | <i>i. Project Rock</i>    | 128 | <i>o. Land Purchase</i>          |
| 117 | <i>d. Project Collins</i>    | 123 | <i>j. Project Straw</i>   | 129 | <i>p. Land Sale</i>              |
| 118 | <i>e. Project Starr</i>      | 124 | <i>k. Project Wyoming</i> | 130 | <i>q. Building Purchase</i>      |
| 119 | <i>f. Project Waste II</i>   | 125 | <i>l. Project Galaxy</i>  |     |                                  |

131

132 **RECONVENE IN OPEN SESSION**

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134 *Reconvene at 1:42 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 required from any*  
139 *of the discussion held in Executive Session and asked the Board members if there was any*  
140 *additional business to come before the Board. With no other business to discuss, President*  
141 *Sellers asked for a motion to adjourn. Craig Roberts entered a motion to adjourn with a second*  
142 *entered by Tory Humphries.*

143

144 **ADJOURN**

145

146 *Meeting adjourned at approximately 1:42 p.m.*