

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON JANUARY 12, 2021
AT 11:30 A.M.**

A meeting of the Sherman Economic Development Corporation Board of Directors was convened in the Council Chambers of City Hall, 220 West Mulberry Street, Sherman, Texas on January 12, 2021 at 11:30 a.m.

MEMBERS PRESENT: Mrs. Janie Bates, Ms. Gail Utter, Mr. Scott Bandemir, Mr. Daniel Worrell, Mr. Jason Brumm

MEMBERS ABSENT: None

EX OFFICIO MEMBERS PRESENT: Mayor David Plyler, Mr. Shawn Teamann, Dr. David Hicks, Mr. Terrence Steele

EX OFFICIO MEMBERS ABSENT: None

STAFF PRESENT: Mr. Kent Sharp, Mrs. Ashton Bellows, Ms. Brandy Washington

STAFF ABSENT: Ms. Anna Long

GUESTS PRESENT: Mr. Jeff Moore, Mr. Michael Hutchins

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS, INVOCATION

Mrs. Bates called the meeting to order at 11:34 a.m., declared a quorum present, meeting declared open. The invocation was given by Mr. Sharp.

PUBLIC COMMENTS

There were no public comments.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING MINUTES

Motion was made by Ms. Utter and seconded by Mr. Brumm to approve the Regular Scheduled Board Meeting minutes of December 8, 2020. Motion was approved unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

Mr. Sharp presented the Balance Sheet, Budget Report, Anomalies, and Commitments for the month ending November 30, 2020 and reported the following:

- Cash – SEDCO Checking: \$3,560,083.24
- Accounts Payable: \$8,719.49
- Fund Balance: \$12,093,969.87
- Revenues Over/Under Expenses: \$1,346,027.98
- Total Liabilities, Equity and Current Surplus (Deficit): \$13,448,717.34
- Revenue Total: 35.07%
- Expense Total: 2.20%

Motion was made by Ms. Utter and seconded by Mr. Bandemir to approve the financial reports for the month ending November 30, 2020. Motion was approved unanimously.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp presented the Historical Sales Tax Report and reported a 4.44% change from December 2019 and a 7.15% change from January 2020. The Cumulative YTD as of January 2020 was 6.10%.

Mrs. Bellows presented the December 2020 Economic Barometer Report and reported the following:

- New residential permits are up almost 24% from this time last year and increased over 30% from the YTD. It was a busy month and a big year for residential additions and alterations. This month saw a 75% increase and the YTD finished out at just over 42%.
- The City is up 500 water customers from YTD.
- Sales tax saw a 4.44% increase from December 2019 and 3.33% from the YTD.
- Grayson County's month's supply of housing inventory held at 2.3 months.
- Sherman's November unemployment rate was 6.6%. Up from 5.4% in October.

Mrs. Bates expressed her surprise in the increase. Mr. Bandemir asked how many jobs are currently available. Mrs. Bates replied 1,100 and reported that there are over 6,000 registered applicants.

EXECUTIVE SESSION

The Sherman Economic Development Corporation held an Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon’s Texas Code Annotated, in accordance with the authority contained in the following sections:

- a. 551.071 (Consultation with Attorney)
 - 1. G-0329 Dunman Sherod A-G0329, Tract 1, Acres 32.7703; G-0329 Dunman Sherod A-G0329, Tract 2, Acres 82.03
- b. 551.072 (Deliberations about Real Property)
 - 1. G-0329 Dunman Sherod A-G0329, Tract 1, Acres 32.7703; G-0329 Dunman Sherod A-G0329, Tract 2, Acres 82.03
 - 2. Cube
 - 3. Industrial Space
- c. 551.087 (Business Prospect/Economic Development)
 - 1. Homecoming, Will, Shermanator, Make Mydata, King, Auf Wiedersen, Teddy, Learning

The open meeting recessed in executive session at 11:40 a.m.

RECONVENE OPEN MEETING AND CONSIDER APPROVAL OF THE ITEMS DISCUSSED IN EXECUTIVE SESSION

Mrs. Bates reconvened the open meeting at 12:21 p.m.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.01 (G-0329 DUNMAN SHEROD A-G0329, TRACT 1, ACRES 32.7703; G-0329 DUNMAN SHEROD A-G0329, TRACT 2, ACRES 82.03)

Resolution No. SEDCO-2021.01: A resolution of the board of directors of the Sherman Economic Development Corporation, a Texas non-profit corporation, authorizing the execution of a Contract of Sale agreement with Sherman Development Limited Partnership No. 1, L.P., a Texas Limited Partnership, and any and all documents necessary for the acquisition of approximately 114.94 acre tracts of land located within the City of Sherman, Grayson County, Texas; providing a severability clause; and providing for an immediate effective date.

Motion to approve Resolution No. SEDCO-2021.01 was made by Ms. Utter and seconded by Mr. Bandemir. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.02 (PROJECT HOMECOMING)

Resolution No. SEDCO-2021.02: A resolution of the board of directors of the Sherman Economic Development Corporation, a Texas non-profit corporation, authorizing an extension of the assistance awarded to Elevate Recoveries in a performance agreement dated November 14, 2017 and previously known as Project Homecoming, through February 1, 2022

Motion to approve Resolution No. SEDCO-2021.02 was made by Ms. Utter and seconded by Mr. Worrell. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.03 (PROJECT WILL)

Resolution No. SEDCO-2021.03: A resolution of the board of directors of the Sherman Economic Development Corporation, a Texas non-profit corporation, authorizing financial assistance to P.Q.D. International, Inc. for an incentive payment of up to \$70,000.00 being made to the company contingent on the company’s ability to produce evidence of eligible capital expenditures of up to \$1,400,000.00 occurring on or before September 12, 2021 and being secured through an interest free, three-year promissory note with equal annual installments of up to \$23,333.33, and of which each annual installment will be forgiven if the company maintains continuous operations in Sherman, Texas and maintains an annual average of 8 employees over the three years from date of the incentive payment.

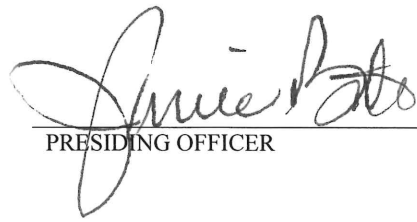
Motion to approve Resolution No. SEDCO-2021.03 was made by Mr. Bandemir and seconded by Mr. Brumm. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 12:23 p.m.

CERTIFICATION OF PRESIDING OFFICER

I, Janie Bates, Presiding Officer, do certify that these minutes of the Regular Scheduled Board Meeting of the Sherman Economic Development Corporation of the City of Sherman, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S, Open Meetings Law.



PRESIDING OFFICER