

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON MARCH 14, 2023
AT 11:30 A.M.**

A meeting of the Sherman Economic Development Corporation Board of Directors was convened in the SEDCO Board Room, 307 W. Washington St, Ste 102, Sherman, Texas on March 14, 2023, at 11:30 a.m.

MEMBERS PRESENT: Mrs. Janie Bates, Mr. Scott Bandemir, Mr. Jason Brumm, Dr. Al Hambrick, Ms. Gail Utter

MEMBERS ABSENT: None

EX OFFICIO MEMBERS PRESENT: Mr. Robby Hefton, Mr. Terrence Steele, Dr. Tyson Bennett, Mr. Juston Dobbs

STAFF PRESENT: Mr. Kent Sharp, Mrs. Ashton Bellows, Mrs. Shannon Blake

STAFF ABSENT: None

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 11:33 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 Mr. Hambrick and seconded by Ms. Utter to approve the Regular Scheduled Meeting Minutes of February 14, 2023. 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 January 31, 2023, and reported the following:

- Cash – SEDCO Checking: \$ 2,650,659.28
- Accounts Payable: \$ 18,501.06
- Fund Balance: \$ 16,288,563.45
- Revenues Over/Under Expenses: \$ 1,708,011.22
- Total Liabilities, Equity and Current Surplus (Deficit): \$ 18,015,075.73
- Revenue Total: 35.58%
- Expense Total: 11.16%

On the Anomalies Report, Mr. Sharp noted the Group Insurance was 36.09% used due to the premium increase for 2023; Other Services & Charges was 162.42% used due to closing costs for the GlobalWafers and 903 Brewers land sales and the annual fee for website administrator Golden Shovel; and Land Maintenance was 191.48% used due to the tax bill for 903 Brewers on the approx. five acres at Northgate Drive and FM 1417.

On the Commitments Report, Mr. Sharp reported two projects that expired on December 31, 2022 which included Emerson Automation Solutions Final Control and Eternity Technologies, Inc.

Motion was made by Ms. Utter and seconded by Mr. Bandemir to approve the financial reports for the month ending January 31, 2023. Motion was approved unanimously.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp reported an 8.12% change compared to March 2022 and 20.74% cumulative year-to-date sales tax, and

he noted that these increases are directly related to the construction of Texas Instruments' and GlobalWafers' new facilities.

Ms. Bellows presented the February 2023 Economic Barometer Report and reported the following:

- New residential permits were down approx. 53%, but commercial and industrial permits were up 20% compared to February 2022. There was one new multi-family permit for a 273-unit apartment complex on West Taylor Street.
- The city is up 314 water customers from last February.
- February's sales tax saw an almost 18% increase compared to this time last year and a 25% increase on the YTD.
- In January, Grayson County's months supply of housing inventory held at 3.6 months.
- Sherman's unemployment rate increased from 3.4% in December to 4.2% in January.

RAISING INNOVATIVE SHERMAN ENTREPRENEURS (RISE) UPDATE

Mrs. Blake reported that four finalists have moved on to round three of the RISE Challenge. These finalists include IP2 Market, HoboLoco, Jade United, and Taylor'd Trends. The four companies will undergo a site visit by the judging panel on March 22nd and 28th, followed by the final pitches on April 6th. The winners and their award amounts will be announced at the 2023 RISE Awards Ceremony on April 21st at Austin College.

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)
- b. 551.072 (Deliberations about Real Property)
 1. Disposition and Acquisition
- c. 551.074 (Personnel Matters)
 1. Executive Assistant Update
- d. 551.087 (Business Prospect/Economic Development)
 1. Wrap, EZ, Shermanator, Ready Texas, Blue 22, Yoyo, King, Charlie

The open meeting recessed in executive session at 11:47 a.m.

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

Mrs. Bates reconvened the open meeting at 12:04 p.m.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.05 (Blue 22)

Resolution No. SEDCO-2023.05: A resolution authorizing assistance for Eaton B-Line to replace a 26-year-old hydraulic turret that will mitigate business continuity risk in Eaton's metering product line and enable Eaton to continue to support and grow the commercial and industrial enclosure product lines and maintain current employment levels. SEDCO will provide a 3% reimbursement of capital expenditures totaling \$1,990,096.00, and the incentive will be up to \$109,702.88 which includes the Buy Local Grant. Eaton estimates this project will create up to 35 new jobs over the next five years.

Motion to approve Resolution No. SEDCO-2023.05 was made by Mr. Hambrick and seconded by Ms. Utter. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 12:05 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