

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON MARCH 8, 2022
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 8, 2022, at 11:30 a.m.

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

MEMBERS ABSENT: None

EX OFFICIO MEMBERS PRESENT: Mayor Plyler, Mr. Robby Hefton, Mr. Shawn Teaman

EX OFFICIO MEMBERS ABSENT: Dr. David Hicks

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

STAFF ABSENT:

GUESTS PRESENT: Mrs. Mary Lawrence, Mr. Jeff Moore

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

Mrs. Bates called the meeting to order at 11:32 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. Bandemir to approve the Regular Scheduled Meeting Minutes of February 8, 2022. Motion was approved unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

Mr. Sharp presented the Balance Sheet, Budget Report, and Commitments for the month ending January 31, 2022 and reported the following:

- Cash – SEDCO Checking: \$ 3,345,559.15
- Accounts Payable: \$ 2,341.09
- Fund Balance: \$ 13,803,453.11
- Revenues Over/Under Expenses: 192,926.15
- Total Liabilities, Equity and Current Surplus (Deficit): 13,998,720.35
- Revenue Total: 38.23%
- Expense Total: 16.87%

Mr. Sharp informed that 1.5 million dollars has now expired for Tyson Foods and will roll off the commitments.

Motion was made by Ms. Utter and seconded by Mr. Hambrick to approve the financial reports for the month ending January 31, 2022. Motion was approved unanimously.

Mrs. Lawrence presented the Investment Report for Quarter Ending December 31, 2021 and reported the portfolio book value and market value was approximately \$10.6 million. Of this amount, \$2.9 million was in held in a Local Government Investment Pool (LGIP), \$1.5 million was held in Certificates of Deposit (CD) and \$6.2 million was held in an FDIC insured investment account. During the quarter, \$3.0 million in CDs matured and \$1.5 million was reinvested in new CDs. The weighted average yield on the portfolio was 0.16%, 10 basis points above the three-month Constant Maturity Treasury Index of 0.06%, and 14 basis points below the previous quarter. The weighted average maturity for the portfolio decreased from 13 days on September 30, 2021 to 21 days at December 31, 2021.

Ms. Utter asked Mrs. Lawrence if she could see the yields picking up. Mrs. Lawrence informed there was a slight adjustment. Mrs. Lawrence also noted the balance with Simmons Bank is currently around 5 million. Ms. Utter asked if a treasury can be done? Mrs. Lawrence informed a treasury can not be done for SEDCO because it's not large enough to be an institutional investor.

Motion was made by Ms. Utter and seconded by Mr. Bandemir to approve the Investment Report for Quarter Ending December 31, 2021. Motion was approved unanimously.

Mrs. Lawrence mentioned receiving a draft back from the audit. Mrs. Lawrence informed the auditor could attend the next meeting in person or attend via zoom conference call and go over the audit in detail as well as provide any electronic copies. Mr. Sharp and Ms. Utter suggested a zoom conference call. Mrs. Lawrence informed that she would schedule the auditor to attend the next board meeting via zoom conference call.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp reported that new sales tax information is currently unavailable.

Mrs. Bellows presented the February 2022 Economic Barometer Report and reported the following:

- New residential permits saw a 33% increase compared to this time last year with the YTD up over 52%. Commercial & industrial saw a 150% increase with the most significant being the remodel of the existing Walmart on Hwy 82 and the remodel of the Master key educational facility.
- The city was up 270 customers from February 2021 and 46 customers from last month.
- Sales tax was up over 10% compared to last February and up 15.45% on the YTD.
- The Grayson County month's supply of housing inventory fell from 1.6 months in December to 1.3 months in January.
- The January employment numbers were not yet available. They will be released this Friday, and we will resend this report to you once we receive them.

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. Acquisition of a parcel of land adjacent to Progress Park VIII
- c. 551.074 (Personnel Matters)
- d. 551.087 (Business Prospect/Economic Development)
 1. EZ, Wrap, Amino, Meta Shock, Zanzibar Island, Orange TX, Nebula, Boston, Stone, Surprise

The open meeting recessed in executive session at 11:45 a.m.

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

Mrs. Bates reconvened the open meeting at 12:15 p.m.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2022.02 (Flanary Rd Extension/Alignment Study)

Resolution No. SEDCO-2022.02: A resolution authorizing reimbursement to the City of Sherman, Texas for payment of a contract between the City of Sherman and Pacheco Koch Consulting Engineers for professional services.

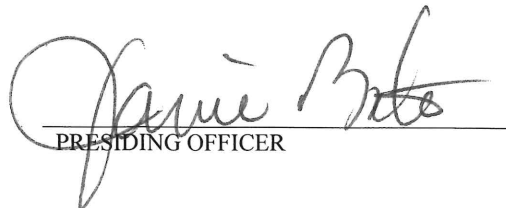
Motion to approve Resolution No. SEDCO-2022.02 was made by Ms. Utter and seconded by Mr. Bandemir. Motion was approved unanimously

ADJOURNMENT

The meeting was adjourned at 12:26 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