

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL CALLED MEETING MINUTES OF THE BOARD OF DIRECTORS  
ON FEBRUARY 27, 2018  
AT 7:30 AM**

A special called meeting of the Sherman Economic Development Corporation Board of Directors was convened in the SEDCO Board Room at 307 W. Washington Street, Suite 102, Sherman, Texas on February 27, 2018, at 7:30 a.m.

MEMBERS PRESENT: Mr. John Sild, Mr. Tom Shields, Mr. Greg Kirkpatrick, Mrs. Janie Bates

MEMBERS ABSENT: Mr. Brad Douglass (Present via Conference Call)

EX OFFICIO MEMBERS PRESENT: Mr. Robby Hefton, Mr. Willie Steele, Dr. David Hicks

EX OFFICIO MEMBERS ABSENT: Mayor David Plyler, Deputy Mayor Jason Sofey

STAFF PRESENT: Mr. Frank Gadek, Mrs. Stacey Jones, Ms. Ashton Ghaemi

STAFF ABSENT: None

GUESTS PRESENT: Mr. Brandon Shelby, Mr. Terrence Steele, Mr. Michael Hutchins

**CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS AND VISITORS**

Mr. Sild, Chairman of the Sherman Economic Development Corporation, called the meeting to order at 7:32 a.m., declared a quorum present, meeting declared open, and recognized guests.

**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 Codes Annotated, in accordance with the authority contained in the following section:

**Section 551.087** – Economic Development: Discussion concerning the following projects: Wood, Heather

**Section 551.072** – Real Property: Discussion concerning: 58 Aggie Assignment Agreement, Bank of Texas Office Lease Agreement

**Section 551.071** – Consultation with Attorney; Closed Meeting. A governmental body may not conduct a private consultation with its attorney except:

(1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

**Section 551.074** – Personnel Matters: Authorizes certain deliberations about officers and employees of the governmental body to be held in executive session:

(a) This chapter does not require a governmental body to conduct an open meeting:

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

(2) to hear a complaint or a charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

The open meeting recessed in executive session at 7:33 a.m.

**RECONVENE OPEN MEETING AND CONSIDER ITEM DISCUSSED IN EXECUTIVE SESSION**

Mr. Sild reconvened the open meeting at 8:17 a.m.

Mr. Gadek recommended an Addendum to the Sherman Economic Development Corporation Economic Development Performance Agreement with J.P. Hart Lumber Company, LLC to amend sections 1.2, 2.1, and 2.2

of the Agreement to increase the investment value from "between \$5.5 Million and \$6.5 Million" to "up to \$9.5 Million".

Motion to approve the Addendum to the Sherman Economic Development Corporation Economic Development Performance Agreement with J.P. Hart Lumber Company, LLC was made by Mrs. Bates and seconded by Mr. Kirkpatrick. Motion was approved unanimously.

Mr. Gadek recommended the approval of an Assignment Sale Agreement from 58 Aggie Development, LLC to purchase 0.84 acres east of the 22 acres SEDCO currently owns at FM 1417 and HWY 75.

Motion to approve the Assignment Sale Agreement from 58 Aggie Development, LLC was made by Mr. Kirkpatrick and seconded by Mr. Shields. Motion was approved unanimously.

Mr. Gadek recommended the approval of the Bank of Texas - SEDCO Office Lease Agreement. The SEDCO Board made an addition to the agreement requesting the parking spaces on the west side of the property meet Americans with Disabilities Act (ADA) compliance.

Motion to approve the Bank of Texas - SEDCO Office Lease Agreement, contingent upon the addition from the SEDCO Board, was made by Mr. Kirkpatrick and seconded by Mr. Shields.

Mr. Sild recommended the approval of the resignation from SEDCO President John Plotnik.

Motion to approve the resignation was made by Mr. Kirkpatrick and seconded by Mrs. Bates.

#### **ADJOURNMENT**

No other business came before the SEDCO Board. The meeting adjourned at 8:20 a.m.

#### **CERTIFICATION OF CHAIRMAN AND BOARD SECRETARY**

I, John Sild, Chairman, and I, Tom Shields, Board Secretary, do certify that these minutes of the Special Called 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.

ATTEST:  
  
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SEDCO CHAIRMAN

ATTEST:

  
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BOARD SECRETARY