

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON JUNE 14, 2016
AT 7:30 A.M.**

A 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 June 14, 2016 at 7:30 A.M.

MEMBERS PRESENT: Mr. Willie Steele, Mr. John Sild, Mr. Tom Shields, Mr. Brad Douglass

MEMBERS ABSENT: Mr. Greg Kirkpatrick

EX OFFICIO MEMBERS PRESENT: Mayor David Plyler, Mr. Robby Hefton, Councilman Lawrence Davis, Dr. David Hicks

EX OFFICIO MEMBERS ABSENT: Councilman Jason Sofey

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

STAFF ABSENT: None

GUESTS PRESENT: Mr. Brandon Shelby

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

Mr. Steele, Chairman of the Sherman Economic Development Corporation, called the meeting to order at 7:30 A.M., declared a quorum present, meeting declared open, recognition of guests and visitors.

CONSIDER FOR APPROVAL THE MINUTES FOR THE FOLLOWING MEETING

Motion was made by Mr. Sild and seconded by Mr. Shields to approve the regular scheduled meeting minutes of May 10, 2016. Motion was approved unanimously.

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, Green, Eagle, Take Away, Skid, Brick/Martian, Sun, Dalmatian, Lake Texoma, Pancake, Taste Bud, Uno Dos

Section 551.072 – Real Property: Discussion concerning projects: Alpha, Midway Building, Truck

The open meeting recessed in executive session at 7:31 A.M.

RECONVENE OPEN MEETING AND CONSIDER ITEM DISCUSSED IN EXECUTIVE SESSION

Mr. Steele reconvened the open meeting at 8:12 A.M.

Mr. Plotnik recommended the approval of a Sherman Economic Development Corporation Economic Development Performance Agreement with JP Hart Lumber Company. The agreement states that Sherman Economic Development Corporation will provide a cash grant equal to 5% of the capital investment and \$5,000 for each new full-time employment position upon proof of JP Hart Lumber Company's capital investment of between \$5.5 and \$6.5 million for the construction of a lumber and building materials distribution center in Progress Park and the creation of 37 new full-time jobs.

Motion to approve the Economic Development Performance Agreement with JP Hart Lumber Company was made by Mr. Douglass and seconded by Mr. Sild. Motion was approved unanimously.

ECONOMIC BAROMETER REPORT (May 2016)

Mr. Gadek referred to the EBR report in the board packet and noted the number of utility customers has risen 2.53% from year-to-date 2015 and Sherman's unemployment rate is 3.4%.

Mr. Plotnik noted the Overall City Building Permits is up 12.69% and the value is up 85.09% from year-to-date 2015. As of April 2016, the labor force in Sherman has risen to 19,402 from 18,950 in April 2015.

Mr. Plotnik also referred to the Greater Texoma Association of Realtors May 2016 Sherman Housing Report and noted the 2.4 months of inventory compared to the 2.9 in May 2015.

PRESIDENT'S REPORT (June 2016)

Mr. Plotnik referred to the report in the Board packet and discussed the following:

Project Information:

SEDCO is presently working 12 active projects with an estimated \$940,000,000 in investments and 1,407 new jobs.

SEDCO Operations/Administration:

SEDCO staff attended the following events/meetings:

- Business Education for Teachers (BET) Planning Meeting
- BET Teacher & Employer Orientations
- BET Teacher Wrap-up
- Career & Technology Education Annual Cookout at SHS
- Child & Family Guidance Board
- Child & Family Guidance Center's 50th Anniversary Open House
- City of Howe Summit Hill Announcement
- Coffee with the Mayor
- CWL Advisory Board
- DFW Marketing Team 2nd Quarter Meeting
- DFW Marketing Event
- Leadership Sherman
- North Texas Young Professionals Fight Night
- Sherman Rotary
- SISD Reception for Kate Whitfield & Kiki Osterman
- Texoma HR Management Association Luncheon
- Texoma Middle Skills Healthcare Committee
- Texoma Middle Skills Manufacturing Committee
- Texoma Middle-Skill Workgroup Steering Committee
- Workforce Solutions Texoma Board

Business Recruitment:

SEDCO continued to target key industries with personal contacts to discuss the advantages of expanding within the Sherman community. In addition, Fortune 1000 companies typically outsource their location and expansion needs to site selectors and consultants. This month we contacted 130 site selectors within the DFW/North Texas Chapter of the Society of Industrial and Office Realtors (SIOR), which is the largest chapter within this international organization.

SEDCO President, John Plotnik attended the 2nd quarter DFW Marketing Team meeting with other communities' economic developers to discuss issues common to North Texas. This meeting was hosted by the Dallas Regional Chamber.

On June 9th, SEDCO Executive Vice President, Frank Gadek attended the Texas Economic Development Council Mid-Year Conference in Irving, Texas.

Business Retention/Expansion Program:

In the past month, SEDCO visited with key leadership from the following Sherman companies:

- Eaton B-Line
- Modular Power Solutions
- Omega Industries
- Sunny Delight

SEDCO also held a Sherman Plant Managers Forum hosted by Washington Iron Works with the following key employers in attendance:

- CertainTeed Corporation
- Eaton B-Line
- Emerson Process Management / Fisher Controls
- Panda Sherman Power
- Presco
- Sunny Delight

The June 2016 President's Report included a spotlight over Emerson Process Management/Fisher Controls.

ADJOURNMENT

No other business came before the SEDCO Board. The meeting adjourned at 8:17 A.M.

CERTIFICATION OF CHAIRMAN AND BOARD SECRETARY

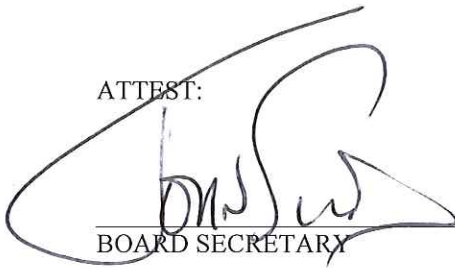
I, Willie Steele, Chairman, and I, John Sild, Board Secretary, do certify that these minutes of the Regular Meeting of the Sherman Economic Development Corporation of the City of Sherman, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S, Open Meetings Law.

ATTEST:



SEDCO CHAIRMAN

ATTEST:



BOARD SECRETARY