

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION  
MINUTES OF THE BOARD OF DIRECTORS  
ON JUNE 12, 2018  
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 12, 2018 at 7:30 A.M.

MEMBERS PRESENT: Mr. Brad Douglass, Mr. Tom Shields, Mr. Greg Kirkpatrick, Mrs. Janie Bates

MEMBERS ABSENT: Mr. John Sild

EX OFFICIO MEMBERS PRESENT: Mr. Robby Hefton, Councilman Willie Steele

EX OFFICIO MEMBERS ABSENT: Mayor David Plyler, Councilman Jason Sofey, Dr. David Hicks

STAFF PRESENT: Mr. Frank Gadek, Mrs. Stacey Jones

STAFF ABSENT: Ms. Ashton Ghaemi

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. Douglass called the meeting to order at 7:33 a.m., declared a quorum present, meeting declared open, recognition of guests and visitors.

**CONSIDER FOR APPROVAL THE MINUTES FOR THE FOLLOWING MEETINGS**

Motion was made by Mr. Kirkpatrick and seconded by Mr. Shields to approve the Board Meeting minutes of May 15, 2018.

**EXECUTIVE SESSION**

The Sherman Economic Development Corporation will hold 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:

**Section 551.087** – Economic Development: Discussion concerning the following Projects: Tackleberry, Snow Ball, Atlas, GNC, Dahl, Form, Kevin, Starlight

**Section 551.072** – Real Property: Discussion concerning projects: FS4, Northgate Drive, PP2, PP6

**Section 551.074** – Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

The open meeting recessed in executive session at 7:35 a.m.

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

Mr. Douglass reconvened the open meeting at 8:03 a.m.

Mr. Gadek recommended the approval of a sewer line construction agreement between the Sherman Economic Development Corporation and Benchmark Design Group. The agreement states Benchmark will provide civil engineering and surveying services for the proposed sewer line extension and relocation for \$478,182.50, with a cap of \$480,000. Mr. Gadek explained the funds will be used for a new 12" sewer line for Progress Park II and a realignment of the south portion of the 14" existing line in Progress Park VI.

Mr. Shields inquired as to whether the 25% contingency required a vote. Mr. Gadek responded a vote is only required if costs exceed the cap. Mr. Willie Steele questioned the time frame of the project, and Mr. Gadek responded they will begin with the design and bid process with a targeted completion for the end of the year.

Motion to approve the contract with Benchmark was made by Mr. Shields and seconded by Mrs. Bates. Motion was approved unanimously.

### **ROUNDTABLE DISCUSSION**

Mr. Douglass initiated a roundtable discussion requesting an economic update from all those present.

Mr. Douglass mentioned the difficulty of acquiring steel and aluminum at this time, causing delays in delivery of propane tanks. The aluminum windows for the new shop are six weeks out. In addition, the OPEC tax is affecting store sales.

Mr. Shields stated there is a lot of interest in downtown real estate and starting potential new businesses. The old Grayson County Appraisal District building was recently leased to Angel Care for use as office and storage space.

Mr. Kirkpatrick commented banking is as busy as ever, and the Sherman branch of Landmark Bank has had 15% to 20% growth for the last three years. In addition, the Sunday drive-thru activity is growing.

Mr. Willie Steele has seen an increase in construction loans and has had several Dallas developers reach out looking for opportunities in the area.

Mr. Hefton stated the government industry remains steady and are currently holding budget workshops. He has received calls from developers as well and has seen a growth in permitting. Economic indicators point to growth in all sectors and the impacts of this growth are being seen. He also noted an increase in debt issued for infrastructure.

Mrs. Bates reported 22 Sherman, Denison and Howe teachers started the Business Education for Teachers (BET) externship on June 11<sup>th</sup>, for which they will receive a \$1,000 stipend. They have each been placed in an area business to work shadow for one week in order to better understand the challenges their students face in securing a job. The Summer Earn and Learn program that provides paid work readiness training for students with disabilities kicked off with 40 participants placed in area businesses, and a \$100,000 grant has been approved for summer interns.

Mr. Terrence Steele commented briefly that several projects are in the works but dealing with delays.

Mr. Shelby stated the legal industry is busy.

Mr. Hutchins was asked if he wanted to add anything regarding the news industry, and he responded with "No comment."

### **ECONOMIC BAROMETER REPORT (May 2018)**

Mr. Gadek presented the Economic Barometer Report and noted the following: City Building Permits (Value) is up 142.10% from YTD 2017; sales tax proceeds had an increase of 11.64% from May 2017; the Grayson County months supply of inventory is 3.0; and Sherman's unemployment rate is 3.1% as of April 2018.

### **BUSINESS RETENTION & EXPANSION UPDATE**

On June 7<sup>th</sup>, Mrs. Jones and Mark Anderson, Emerson Plant Manager, met with Michael Hurlston, CEO of Finisar, and toured the corporate headquarters and Research & Development facility.

BET commenced on June 11<sup>th</sup> with 22 Grayson County teachers, 10 of whom were from Sherman ISD.

Douglass Distributing donated gas cards to Whitesboro High School to aid in transportation costs for one instructor and four students to attend a summer Advanced Manufacturing Program (AMP) course at Grayson College.

Four AMP students began a summer internship with Emerson, sponsored by the Governor's Internship Grant.

One Industrial Maintenance Technician (IMT) student secured a full-time contract position at Emerson.

### **ADJOURNMENT**

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

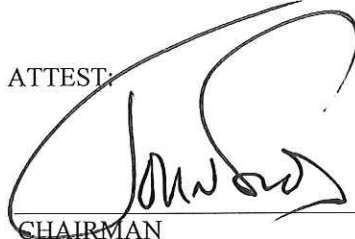
### **CERTIFICATION OF VICE-CHAIRMAN AND BOARD SECRETARY**

John Sild

Brad Douglass, Vice Chairman

I, ~~Brad Douglass, Vice~~ Chairman, and I, ~~Tom Shields, Board Secretary~~, 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.

ATTEST:



CHAIRMAN

ATTEST:

  
VICE-CHAIRMAN