

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON JULY 9, 2019
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 July 9, 2019 at 7:30 A.M.

MEMBERS PRESENT: Mr. Tom Shields, Mrs. Janie Bates, Mr. Scott Bandemir, Ms. Gail Utter

MEMBERS ABSENT: Mr. Brad Douglass

EX OFFICIO MEMBERS PRESENT: Mr. Willie Steele, Mr. Shawn Teamann

EX OFFICIO MEMBERS ABSENT: Mayor David Plyler, Mr. Robby Hefton, Dr. David Hicks

STAFF PRESENT: Mrs. Stacey Jones, Ms. Ashton Ghaemi

STAFF ABSENT: Mr. Kent Sharp

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

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

Mr. Shields called the meeting to order at 7:31 a.m., declared a quorum present, meeting declared open. The invocation was given by Mrs. Bates.

CONSIDER FOR APPROVAL THE MINUTES FOR THE FOLLOWING MEETINGS

Motion was made by Mrs. Bates and seconded by Mr. Bandemir to approve the Regular Scheduled Board Meeting minutes of June 11, 2019. Motion was approved unanimously.

FINANCIALS

Mrs. Jones presented the Balance Sheet, Budget Report, Commitments for month ending May 31, 2019 and reported the following:

- Total assets are just over \$11 million.
- The revenue total is almost 70%, and the expense total is 36.43%.
- J.P. Hart Lumber Company received their final incentive payment, and the company qualified for the SEDCO "Buy Local" Grant.

Mr. Bandemir asked how many employees J.P. Hart Lumber Co. has. Mrs. Jones said 37.

Mr. Shields requested a status update on Modular Power Solutions' construction. Mrs. Jones said they are currently moving dirt, and the project is on schedule. She said MPS plans for the project to be larger than what was originally proposed.

Motion was made by Ms. Utter and seconded by Mrs. Bates to approve the financial reports for the month ending May 31, 2019. Motion was approved unanimously.

HISTORICAL SALES TAX & ECONOMIC BAROMETER REPORTS

Mrs. Jones presented the Historical Sales Tax Report and reported the cumulative year-to-date through June is 8.57% and has changed 13.79% from last year.

Mr. Terrence Steele asked when the numbers for Schulman's Movie Bowl Grille will appear on the sales tax report. Mrs. Jones said they will appear in August.

Mrs. Jones presented the June 2019 Economic Barometer Report and reported the city building permits up 7.52% for year-to-date. She said at the end of June, the state passed HB852 which prevents the request for residential construction values.

Ms. Utter asked if SEDCO will still collect the number of permits. Mrs. Jones replied yes. Mr. Willie Steele said the permitting fee used to be based on the value but is now based on square footage. Mr. Terrence Steele said the council has not voted on this matter yet. He also stated that there typically is a grace period once a house bill is passed, but HB852 requires immediate action. Mr. Bandemir asked what their argument was for not reporting. Ms. Utter replied that it relates to appraisals.

Mr. Shields asked Mr. Terrence Steele for an update on prospects and if the City of Sherman was seeing tire kickers. Mr. Terrence Steele replied that there are lots of prospects in the works, and he is excited about those that will roll out in the next three months.

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:

551.071 (Consultation with Attorney)

551.072 (Deliberations about Real Property) – Fallon Extension, Roads

551.074 (Personnel Matters)

551.087 (Business Prospect/Economic Development) – Pyrex, Wildcat, Calcite Mineral, Blue Eagle, Eagle Eye, Forecast, Greenleaf, High-Line, Scout 2019, Strong Arm

The open meeting recessed in executive session at 7:42 a.m.

RECONVENE OPEN MEETING AND CONSIDER ITEMS DISCUSSED IN EXECUTIVE SESSION

Mr. Shields reconvened the open meeting at 7:56 a.m. No executive session items were discussed.

COMMENTS

Mrs. Jones said Chairman Brad Douglass will be presenting the Quarterly Report to the Sherman City Council on August 5th.

Ms. Ghaemi said the annual SEDCO and City of Sherman Joint Meeting has been scheduled for 12:00 p.m. on September 10th. Mr. Teamann asked if the Joint Meeting will take the place of the September Regular Scheduled Board Meeting. Ms. Ghaemi replied yes. Mr. Bandemir asked Ms. Ghaemi is she will be sending a calendar invite for the Joint Meeting. Ms. Ghaemi replied yes.

ADJOURNMENT

The meeting was adjourned at 7:58 a.m.

CERTIFICATION OF VICE-CHAIRMAN AND BOARD SECRETARY

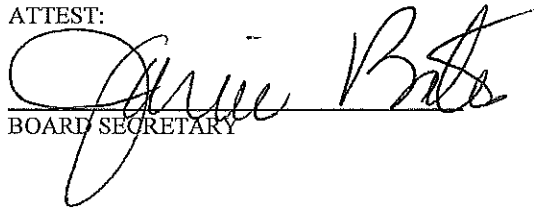
I, Tom Shields, Vice-Chairman, and I, Janie Bates, Board Secretary, do certify that these minutes of the Regular Scheduled Board Meeting of the Sherman Economic Development Corporation of the City of Sherman, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S, Open Meetings Law.

ATTEST:



VICE-CHAIRMAN

ATTEST:



BOARD SECRETARY