

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON MARCH 17, 2020
AT 11:30 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 March 17, 2020 at 11:30 A.M.

MEMBERS PRESENT: Mrs. Janic Bates, Mr. Scott Bandemir, Mr. Jason Brumm

MEMBERS ABSENT: Ms. Gail Utter, Mr. Daniel Worrell

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

EX OFFICIO MEMBERS ABSENT: Dr. David Hicks, Mr. Willie Steele

STAFF PRESENT: Mr. Kent Sharp, Mrs. Dondra Kendall

STAFF ABSENT: Ms. Ashton Ghaemi

GUESTS PRESENT: Mr. Terrence Steele, Mr. Jeff Moore, Mr. Michael Hutchins

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

Mrs. Bates called the meeting to order at 11:34 a.m., declared a quorum present, meeting declared open. Mrs. Bates introduced guest: SEDCO Attorney Jeff Moore. The invocation was given by Mr. Sharp.

PUBLIC COMMENTS

There were no public comments.

CONSIDER APPROVAL OF THE FOLLOWING MINUTES

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve the Regular Scheduled Board Meeting minutes of February 11, 2020. Motion was approved unanimously.

CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

Mr. Sharp presented the Balance Sheet, Budget Report, and Commitments for month ending January 31, 2020 and reported the following:

- Total Assets is approx. \$12.3 million.
- Total Liability is \$184,754.53
- Budget percent used should be close to 33% in January; expense total is 13.88% used.
- Revenue is at 34.97% used.

Mr. Sharp said the Budget Anomalies sheet shows Dues & Licenses at 61.18%. He stated these were one-time payments for dues to the Texas Economic Development Council (TEDC) for \$3,000 and the Dallas Regional Chamber (DRC) for \$1,000.

Mr. Sharp reported the Commitments year to date paid was to Modular Power Solutions at \$255,000, and Other Commitments were for the \$178K infrastructure costs reported on the Budget Anomalies in December.

Mrs. Bates asked if any of the companies would have trouble meeting the jobs requirement because of the coronavirus. Mr. Sharp stated that he would check on Eternity and Eaton. Mr. Sharp also mentioned that in 2009 he had to work with companies in a similar issue and SEDCO could offer extensions.

Motion was made by Mr. Brumm and seconded by Mr. Bandemir to approve the financial reports for the month ending January 31, 2020. Motion was approved unanimously.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp presented the Historical Sales Tax Report and noted the new March numbers were out and show \$308,953 at 13.10%. He said after the January numbers, it will not be bad going forward.

Mr. Sharp presented the January 2019 Economic Barometer Report and reported the following:

- New residential permits are up substantially from this time last year at 85.71% and over 109% on the YTD.
- City Building Permits Value shows a significant decrease at over -95% for both Feb 2019 and the YTD. Permits in Feb. 2019 included First United Bank and the new Lone Star at 1417 & 75.
- Utility customers are up 365 customers from this time last year.
- Grayson County's months supply of housing inventory dropped from 4.1 months from the beginning of 2019 to 3.5 months this past January.
- Sales tax is up 8.78% in comparison to February 2019 and up 6.26% on the YTD.
- Unemployment is 3.6%, same as last January.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2020.03 FOR THE HIGH DEMAND JOB TRAINING GRANT

Mr. Sharp presented Resolution No. SEDCO-2020.03 which authorizes SEDCO to enter into a local job training partnership with Workforce Solutions Texoma and the Sherman Independent School District. According to the Resolution, SEDCO will contribute \$75,000 toward local EDC matching funds and Workforce Solutions Texoma will apply for \$75,000 from the Texas Workforce Commission's (TWC) High Demand Job Training Grant Program, bringing the total to \$150,000. The Resolution states that these funds will be used to purchase tools and equipment needed to tie in the classroom experience with the industry level experience, and SEDCO's participation is contingent on Workforce Solutions Texoma successfully being awarded the TWC grant.

Ms. Bates notes that the grant money will go toward equipment for the high school not the college.

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve Resolution No. SEDCO-2020.03 for the High Demand Job Training Grant. Motion was approved unanimously.

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)
 - G-0329 Dunman Sherod A-G0329, Acres 0.84
 - G-0329 Dunman Sherod A-G0329, Acres 9.115
 - Progress Park I/Thea
- 551.072 (Deliberations about Real Property) – Progress Drive Extension, Box, Twist, Strum
 - Progress Drive Extension, Box, Twist, Strum
 - G-0329 Dunman Sherod A-G0329, Acres 0.84
 - G-0329 Dunman Sherod A-G0329, Acres 9.115
 - Progress Park I/Thea
- 551.074 (Personnel Matters)
 - Annual Evaluation of SEDCO President, Kent Sharp
- 551.087 (Business Prospect/Economic Development)
 - Zep, Blue Phoenix, Enterprise, Free Flow, LIV-LAP, Radio, Ringmaster

The open meeting recessed in executive session at 11:50 a.m.

RECONVENE OPEN MEETING AND CONSIDER ITEMS DISCUSSED IN EXECUTIVE SESSION

Mrs. Bates reconvened the open meeting at 1:10 p.m.

DISCUSSION AND POSSIBLE ACTION OF COMMERCIAL LEASE OF PROPERTY LOCATED AT 224 E. FM 1417, SHERMAN, TEXAS 75090

Motion was made by Mr. Brumm and seconded by Mr. Bandemir that Mr. Moore will draw up lease agreement for \$1,500 per month to include taxes and insurance on the property located at 224 E. FM 1417, Sherman, Texas 75090. Motion was approved unanimously.

DISCUSSION AND POSSIBLE ACTION OF ANNUAL EVALUATION OF SEDCO PRESIDENT, KENT SHARP

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to accept the annual evaluation of Kent Sharp as presented. Motion was approved unanimously.

**TEXAS ECONOMIC DEVELOPMENT COUNCIL'S 2019 ECONOMIC EXCELLENCE
RECOGNITION**


Mr. Sharp presented the Texas Economic Development Council's 2019 Economic Excellence Recognition Award to the SEDCO Board and explained the elements of the criteria used, noting that the Sherman office has received the award for 2018 and 2019.

ADJOURNMENT

The meeting was adjourned at 1:15 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