

APPROVAL

<p style="text-align: center;">MINUTES Taylor Economic Development Corporation April 26, 2017</p>
--

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, April 26, 2017 at 5:00 p.m. at the Taylor Economic Development Conference Room, located at 700 North Main Street, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Scott Green, Secretary
Christine Lopez, 1 st Vice Chair	Mark Thomas, President/CEO
Joe Burgess, 2 nd Vice Chair	Regina Carlson, Program Manager
Clark Jackson, Treasurer	

Guest:

Isaac Turner	

Call to Order: Chair Kelly Cmerek called the meeting to order at 5:10 p.m. and declared a quorum.

Citizen Communication: Cmerek asked for citizen communication and none was presented.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

1. Approve Minutes from March 22, 2017 Board Meeting (Cmerek)

Cmerek asked if anyone had any corrections or changes to the Minutes.

Clark Jackson moved to approve the December 7, 2016 Minutes as submitted.
Scott Green seconded the motion; motion passed.

Ayes: 5 Nays: 0

2. Discuss and consider accepting March 2017 Financials (Jackson)

Clark Jackson moved to accept the Financials as submitted.
Scott Green seconded the motion; motion passed.

Ayes: 5 Nays: 0

3. Project Update (Thomas)

Thomas gave an update that Texas Beer Company is close to being in compliance with the agreement. Funds will be released once compliance and inspections have been completed. Noren and Summit are expected to open their doors in June, 2017. Great progress has been made. Thomas mentioned that findings from business retention visits are showing that workforce is a great concern. TEDC will be focusing on the Workforce issues and developing strategies to help with this issue. May 11, 2017 TEDC and The Greater Taylor Chamber of Commerce will partner with Texas State Technical College and Texas Workforce Commission and hold a Skills Development Fund Lunch and Learn.

4. Update and Report on Audit (Mike Brooks)

Mike Brooks with Brooks Cardiel, PLLC, gave the audit report for the year ending September 30, 2016. All financials were found to be in good order and received an unmodified opinion which is the highest level of assurance.

The Board of Directors adjourned to Executive Session #1 at 6:00 p.m.

5. **Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to discuss or deliberate regarding commercial and/or financial information on business prospects that the TEDC seeks to have locate, stay, or expand in or near the city of Taylor, Texas, and with which the TEDC is conducting economic development negotiations and/or to deliberate the offer of financial or other incentives to the business prospects (Texas Gov't Code, Section 551.087)
- a. Project 1
 - b. Project 2
 - c. Project 3

The Board of Directors came out of Executive Session #1 at 6:21p.m.

6. **Open Session:** Consider action from Executive Session #1

Chair Cmerek stated that there was a motion to consider as a result of Executive Session #1.

Project 1: Kelly Cmerek made a motion to adjust the Noren agreement which previously was approved with a minimum of building of 30,000 square foot; the adjustment would be to approve a minimum of a 27,500 square foot in building size as part of their agreement.

Christine Lopez seconded the motion; motion passed.

Ayes: 5 Nays: 0


The Board of Directors adjourned to Executive Session #2 at 6:35 p.m.

7. **Executive Session:** The Taylor Economic Development Corporation (TEDC) will conduct a closed/executive meeting pursuant to Texas Government Code, Chapter 551 to discuss the purchase, exchange, lease, or value of real property (Texas Gov't Code, Section 551.072)


The Board of Directors came out of Executive Session #2 6:38 no action required.

8. **Feedback (Board)**

Adjournment: There being no further business, Chair Kelly Cmerek adjourned the meeting at 7:08 p.m.


Scott Green, Secretary

Attest:


Regina Carlson, Program Manager