

APPROVED

<p style="text-align: center;">MINUTES Taylor Economic Development Corporation January 23, 2019</p>

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, January 23, 2019 at 5:00 p.m. at the Taylor Economic Development Corporation Conference Room located at 112 W. 2nd St., Suite 203, Taylor, Texas.

In attendance:

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

Guest:

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Call to Order: Chair Kelly Cmerek called the meeting to order at 6:04 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 December 12, 2018 Board Meeting (Cmerek)

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

Clark Jackson moved to approve the December 12, 2018 Minutes as submitted.
Scott Green seconded the motion; motion passed.

Ayes: 5 _____ Nays: 0 _____

2. Discuss and consider accepting December 2018 Financials

Clark Jackson moved to accept the December 2018 Financials as submitted.
Joe Burgess seconded the motion; motion passed.

Ayes: 5 _____ Nays: 0 _____

3. Project Updates (Thomas)

Thomas reported that Regina will be attending the Plastexs Trade Show in Anaheim, California with Oncor the week of February 4, 2019. He also reported that he was re-elected President of the Central Texas Foreign Trade Zone and continues to monitor final rules for the opportunity zone that covers much of the property west of Taylor including the rail park. He stated that as vice president of the Wilco Partnership he has been asked to develop a site selectors event showcasing the county. Wilco also is adopting a brand and identity for the county. Thomas states that the four partners which include the Taylor ISD, City of Taylor, Taylor EDC, and the Taylor Chamber of Commerce have agreed to discontinue on going funding of projects. They will continue to meet monthly and evaluate on a case by case basis.

Thomas also reported that St. Patrick's is in the engineering and design phase for the interior build out of the spec building. He also stated that Masterson is moving slowly but will break ground soon on their building.

The Board of Directors adjourned to Executive Session #1 at 6:22 p.m.

- 4. Executive Session 1:** 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 7:41 p.m.

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

Motion #1-Clark Travel: Kelly Cmerek made the motion to modify the assistance agreement with Clark Travel based on the changes presented.

Scott Green seconded the motion.

Ayes: 5 Nays: 0

Motion #2-Ringer Windows: Kelly Cemerek made the motion to allow the TEDC CEO to sign a subordination agreement with Frontier Bank of Texas to allow the prospect to refinance existing business.

Joe Burgess seconded the motion.

Ayes: 5 Nays: 0

The Board of Director adjourned to Executive Session #2 at 7:43 p.m.

- 5. Executive Session 2:** 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 Director came out of Executive Session #2 at 7:51 p.m.

Chair Cmerek stated that there was one motion to consider as a result of Executive Session #2

Motion #1-Real Estate Purchase Contract- Kelly Cmerek made the motion to exit the real estate purchase contract between the TEDC and AB Holder/Taylor South Park for land purchase.

Dwayne Aiola seconded the motion.

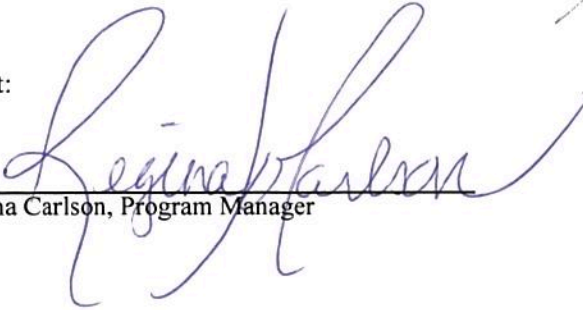
Ayes: 5 Nays: 0

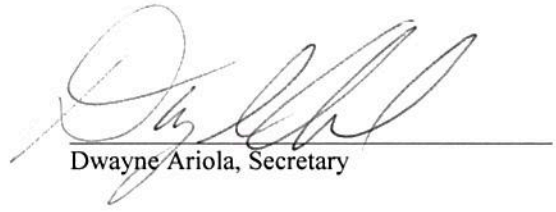
6. Feedback (Board)

No feedback

Adjournment: There being no further business, Chair Cmerek adjourned the meeting at 7:52 p.m.

Attest:


Regina Carlson, Program Manager


Dwayne Ariola, Secretary