

**MINUTES  
Taylor Economic Development Corporation  
May 29, 2019**

The Board of Directors of the Taylor Economic Development Corporation (TEDC) met in regular session on Wednesday, May 29, 2019 at 5:00 p.m. at the Taylor Economic Development Corporation Conference Room located at 112 W. 2<sup>nd</sup> St., Suite 203, Taylor, Texas.

In attendance:

Kelly Cmerek, Chair	Dwayne Ariola, Secretary
Betty Day, 1 <sup>st</sup> Vice Chair	Mark Thomas, President/CEO
Joe Burgess, 2 <sup>nd</sup> Vice Chair	Regina Carlson, Program Manager
Clark Jackson, Treasurer	

Guest:

Brian Laborde, City Manager of Taylor	
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**Call to Order:** Chair Kelly Cmerek called the meeting to order at 5:05 p.m. and declared a quorum.

**Citizen Communication:** Cmerek asked for citizen communication. New Taylor City Manager, Brian Laborde was introduced to the TEDC Board.

AGENDA-REVIEW/DISCUSS & CONSIDER ACTION:

**1. Approve Minutes from April 24, 2019 Board Meeting (Cmerek)**

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

Joe Burgess moved to approve the April 24, 2019 minutes as submitted.  
Betty Day seconded the motion; motion passed

Ayes: 5                      Nays: 0

**2. Discuss and consider accepting April 2019 Financials (Jackson)**

Clark Jackson moved to accept the April 2019 financials as submitted.  
Joe Burgess seconded the motion; motion passed

Ayes: 5                      Nays: 0

**3. Project Updates (Thomas)**

Thomas reported that the RCR Rail Park is moving forward with progress. Phase 1 of the project is anticipated to be completed the summer of 2019.

The Board of Directors adjourned to Executive Session #1 at 5:47 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
- d. Project 4

The Board of Directors came out of Executive Session #1 at 6:01 p.m.

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

Motion #1-Hart Components: Kelly Cmerek made the motion to allow the TEDC President/CEO to renegotiate the performance agreement/incentive agreement with Hart Components according to the terms discussed in Executive Session.

Ayes: 5 Nays: 0

The Board of Directors adjourned to Executive Session #2 at 6:02 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 Directors came out of Executive Session #2 at 6:19 p.m.

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

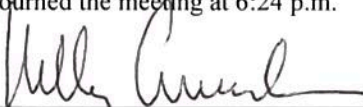
Motion #1-Purchase Contract of Taylor South Park Property: Kelly Cmerek made the motion to allow the CEO to finalize the contract in negotiation at the price in terms discussed in Executive Session.

Ayes: 5 Nays: 0

**6. Feedback (Board)**

No feedback

**Adjournment:** There being no further business, Chair Cmerek adjourned the meeting at 6:24 p.m.

  
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Kelly Cmerek, Chair

Attest:

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Regina Carlson, Program Manager