

Gun Barrel City  
Economic Development Corporation  
1720 W. Main Street, Gun Barrel City, Texas 75156

Tuesday, January 11, 2022 6:00pm  
Council Chambers  
1716 W. Main Street, Gun Barrel City, Texas 75156

## Minutes

1. Call to order/Establishment of Quorum

Present: Diane Johannes  
Keith Bond  
Ron Wyrick  
Brian Crull


2. Invocation and Pledge of Allegiance led by Diane Johannes
3. Citizen's Comments – Linda Rankin spoke about a loan document (R-2021-026) between the EDC and Southside Bank. She suggested that we research sections 4.4, 4.5, 4.6 and 4.7. Diane Johannes thanked Linda for her comments.
4. Discuss/Take Action to approve the Minutes from December 14, 2021 EDC Meeting. Brian Crull mad a motion to approve the Minutes from the Dec. 14, 2021 meeting. Ron Wyrick seconded. Motion passed unanimously.
5. Discuss/Take Action to approve December Financials. Ron Wyrick moved to Discuss or Take Action to approve the December Financials and Keith Bond seconded. Ron asked what the \$10,000 payment to Golden Shoved was for. Robin Sykora said it was for our new website. Ron Wyrick asked about the \$9000 and \$6000 payments to SGR. Robin Sykora said that is for Director Search contract the city has with Strategic Government Resources (SGR) that the EDC is paying. Ron Wyrick brought up the idea of the EDC numbering our projects, a practice that was utilized in the past. All agreed that this is a good idea and Robin Sykora will write a numbering system guideline document to review at our next meeting. Motion to approve December Financials passed unanimously.
6. Discuss/Take Action to contribute \$3500 either in one, two or three payments to the East Texas Council of Governments as our portion of the matching funds needed to receive a U.S. Dept. of Commerce Economic Development Administration grant to fund the development and completion of a regional broadband strategic plan for all of the cities surrounding the lake. This is separate from anything the City is researching on broadband for Gun Barrel City. Ron Wyrick asked to discuss this in Executive Session. Robin Sykora asked if the Board would like to hear from a representative of the ETCOG on speaker-phone. They agreed. Robin Sykora called David Cleveland, Executive Director with ETCOG, who gave an overview and some background on this project. He explained that this project has been 12 years in progress. There have been several regional meetings of EDC Directors who approved a local match sharing plan to secure a grant amounting to \$536,000, of which \$375,000 is federal funds. One of the projects that will benefit from this grant is a plan in Henderson County to connect existing towers and identify gaps around Cedar Creek Lake. This plan is addressing broadband specifically but may enhance cell service as a byproduct. This was voted on after Executive Session.

7. Discuss/Take Action to approve an audit proposal from Misty Culpepper for \$6250.00 for FY 2020-2021. Ron Wyrick made a motion to approve the audit proposal from Misty Culpepper for \$6250 and Keith Bond seconded. Motion passed unanimously.
8. Director's Report – Fiscal Year review and updated renderings for Pier 334. The 2020-21 Fiscal Year review was included in the packets. The Board viewed new renderings for Pier 334 and listened to an update from Steven Haynes via speaker phone. He stated that the architectural drawings are being created from the new renderings of the Pavillion we are looking at now. The hotel renderings have been completed as well. He said that they have met with TRWD and they have approved waterfront changes planned. YNS has begun the permit application process with them. They have hired a design firm to begin work on the internal design for the hotel. There are other things in the works and we plan to put up "Coming Soon" signs utilizing the new renderings. Mr. Haynes stated that they continue to support the PACE Program for Henderson County and we remain in contact with Commissioner Tuley to get that on the agenda for Commissioners Court. All in all, good progress is being made on the Pier 334 Project. Ron Wyrick asked when they would be ready to break ground. Steven said he will let us know as soon as he has a timeframe. Robin Sykora thanked Steven for the update and the call was ended.
9. Adjourn to Executive Session at 6:57pm
  - a. Deliberations about real property (551.072)
  - b. Deliberations about economic development negotiations (551.087)
10. Reconvene into open session to Discuss/Take Action regarding items from Executive Session:
  - a. Discuss/Take Action to approve a real estate sales contract with W456 for the purchase of 426 S. Gun Barrel Lane, an EDC owned property, for \$132,000.00. Keith Bond made a motion to approve a real estate sales contract (R-2021-023) with W456 for the purchase of 426 S. Gun Barrel Lane for \$132,000.00. Ron Wyrick seconded. Motion passed unanimously.
  - ~~b. Discuss/Take Action to approve a Renovation Grant to David Westerfield for \$25,000. No paperwork received. No action taken.~~
  - c. Discuss/Take Action to approve a \$3500 payment to ETCOG for a Broadband Strategic Plan. Ron Wyrick made a motion to approve a payment of \$3500 to ETCOG for a broadband strategic plan. Brian Crull seconded. Motion passed unanimously.
11. Adjourn at 7:05pm.

Prepared by:

  
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Robin Sykora, Interim Director

Attest:

  
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Brandi Simpson Board Member