

GUN BARREL CITY
Economic Development Corporation
1720 W. MAIN STREET
GUN BARREL CITY, TX 75156
Tuesday, October 13, 2020

5:00 PM
Council Chambers
1740 West Main Street
Gun Barrel City 75156

Minutes

1. Call to Order/Establishment of Quorum took place at 5:00 PM.

Present:

Joe Lawrence
Ken Foster
Joe Kyle
Brandi Marett
Diane Johannes
Ron Wyrick
Susan Ball

2. Invocation and Pledge of Allegiance – Joe Lawrence.
3. Citizen Comments – none

President Lawrence took a moment to introduce new Board Members, Susan Ball and Ron Wyrick. After confirming that Ron Wyrick is also currently serving on City Council, Mr. Lawrence explained that Ron cannot vote on motions.

4. Adoption of Minutes from September Meeting – President stated that is a change of the name of the attorney on item 5. Ken Foster moved that the Minutes be adopted as amended. Joe Kyle seconded. Motion passed.
5. Adoption of Financial Reports for August – Moved by Ken Foster and seconded by Susan Ball. Motion passed.
6. Presentation of thank you gift for retiring Board Member, Gary Damiano – Director, Ms. Cooper thanked Gary and told him that we are very grateful for his six years of service on the EDC Board. Gary expressed thanks and told the board it has been a pleasure. He stated there are great things going forward and we have a great start. He encouraged the Board to keep going.
7. Presentation by Paul Henderson re: Gun Barrel City Disc Golf Course – Paul expressed his thanks and gave an update on the Disc Golf Course. The course was installed in May and Paul said everyone involved in the EDC was a class act. Their first event was in June and had 89 participants signed up and paid in advance. A total of 122 participated the day of the event. The Grand Opening planned for December 19, 2020, is now going to be a two-round competition event. They have received added money to increase the purse and shift the event from a C to a B level event which will attract more and high-level participants. Paul suggested producing custom discs as a marketing item with the city logo on them and Gun Barrel Shoot Out (the name of the event) at a cost of \$980. Ken Foster moved that we provide \$1000 for the discs. Susan Ball seconded. Motion passed.
8. Consider/Take action on Maintenance Contract with City for EDC Properties – Change of Order from Agenda – Jeff Arnsward, City Manager, explained the maintenance proposal as stated in the attached document. He and

Ms. Cooper have negotiated a cost of \$10,000 annually. Diane Johannes moved to accept the proposal. Brandi Marret seconded. There was a question of whether this \$10,000 needed to be added to the budget; Ms. Cooper stated there is money budgeted for maintaining the properties but this will require an increase of roughly \$5,000. Added – All approved. Motion passed.

9. Photos of Board Members – New photos were taken of individual Board members for updating the EDC website.

10. Executive Director: Board Requirements and Role –

Ms. Cooper first gave her update on activities. Ms. Cooper attended the week-long Annual Conference of the Texas Economic Development Corporation or TEDC and, even though it was virtual, it was very well done. Ms. Cooper is happy to announce that she was elected to the TEDC Board of Directors and our little City of Gun Barrel will have representation at the state level.

Ms. Cooper updated the Board on the website. She met with Ben Hassell at Sugar Rock and they will be updating the website with current information and adding GIS Planning. Ms. Cooper stated that she is impressed with Ben and his level of professionalism and knowledge.

Ms. Cooper updated the Board on the Browning court case. Our attorney, Jeff Moore, recommended that Ms. Cooper retain a Bankruptcy Attorney rather than the local general practice attorney we now have and, when asked, suggested Marc Taubenfeld in Dallas. He agreed to take the case and is pursuing a non-judicial foreclosure which allows us to put forth a credit bid of the amount of the note plus legal fees. Demand has been made on Mr. Browning. Unfortunately, Mr. Shackleford's delays have moved us out to the December 1, 2020, auction date. Ms. Cooper stated that it has now been a year since the beginning of the Browning case and it has just now been filed. Things should move quickly with our new attorney. Joe Lawrence expressed concern over the possibly improper action of switching attorneys without bringing it before the Board. Ms. Cooper explained that she had discussed this with the Mayor as well as with Joe Lawrence the week before and she would have hoped he had mentioned that then. Ms. Cooper expressed a desire for better communication. Joe Lawrence and Joe Kyle stated they want to talk to the Council and sought the approval of the Board. Joe Lawrence asked for Council person Anne Mullins who was present and Ron Wyrick to weigh in. They declined.

At this point, Ms. Cooper spoke about Roles and Responsibilities. The Mayor is the head of city government and spokesman for the City Council. In October of 2018 the Mayor suspended the EDC Board for 60 days due to problems with communication. In December 2018 the Board was re-created. The Executive Director reports to the Mayor. The Executive Director makes the day-to-day decisions, is manager of the Board of Directors and responsible for the operation of the EDC. A Board Member's role is to support the Director and promote economic development for the betterment of the community. It is important to let the professional Executive Director do her job.

Ms. Cooper reported that the City Council voted to free up the property at Big Chief Landing to be used as a retail/restaurant venue to provide a grand entry to the City.

Ms. Cooper confirmed that we have established our tax-exempt status with the state.

Ms. Cooper informed the Board Members that they all will need to take the Open Meetings Act and Public Information Act courses online and print certificate of completion to be kept on file here at the GBC EDC. Gayle will email a link to Board Members.

11. Election of Officers – Ken Foster moved to re-elect the officers as they stand. Marret seconded. Discussion included Joe Kyle's request to be removed as treasurer. Election of officers continued individually. Joe Kyle nominated Joe Lawrence for President. Ken Foster seconded. No other nominees. Vote passed. Joe Kyle

nominated Ken Foster for Vice President. Diane Johannes seconded. No other nominees. Vote passed. Diane Johannes nominated Brandi ~~Marret~~^{Marett} for Treasurer. Brandi declined the nomination. Ken Foster moved to wait on electing a Treasurer. Brandi ~~Marret~~ seconded. Motion passed. Joe Kyle nominated Brandi ~~Marret~~ for Secretary. Susan Ball seconded. No other nominees. Vote passed. Joe Lawrence asked if Ken Foster would serve as Treasurer in the interim and he agreed. He also asked if Joe Kyle would assist and he agreed that he would.

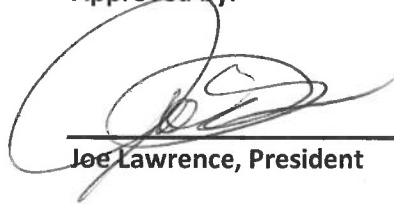
12. Adjourn to Executive Session – 6:02pm

13. Reconvene into General Session – 6:35pm

Motion by Ken Foster to give a \$50,000 incentive to a retailer to replace Bealls as recommended by Executive Director Cooper. Diane Johannes seconded. \$600K investment and a minimum of 6 FTEs will be stated in the Performance Agreement.

14. Adjourn - Ken Foster moved to adjourn. Adjourned at 6:44pm.

Approved by:



Joe Lawrence, President

Attest:



Brandi Marett, Secretary