

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON OCTOBER 12, 2021
AT 11:30 A.M.**

A meeting of the Sherman Economic Development Corporation Board of Directors was convened in the SEDCO Board Room, 307 W. Washington St, Ste 102, Sherman, Texas on October 12, 2021 at 11:30 a.m.

MEMBERS PRESENT: Mrs. Janie Bates, Ms. Gail Utter, Mr. Scott Bandemir, Mr. Daniel Worrell,
Mr. Jason Brumm

MEMBERS ABSENT: None

EX OFFICIO MEMBERS PRESENT: Mr. Robby Hefton, Mr. Shawn Teamann

EX OFFICIO MEMBERS ABSENT: Mayor David Plyler, Dr. David Hicks, Mr. Terrence Steele

STAFF PRESENT: Mr. Kent Sharp, Mrs. Ashton Bellows, Ms. Brandy Washington

STAFF ABSENT: Mrs. Shannon Blake

GUESTS PRESENT: Mr. Jeff Moore, Mr. Michael Hutchins

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS, INVOCATION

Mrs. Bates called the meeting to order at 11:33 a.m., declared a quorum present, meeting declared open.

The invocation was given by Mr. Sharp.

PUBLIC COMMENTS

There were no public comments.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING MINUTES

Ms. Utter noted an error in the September 14, 2021 Joint Meeting minutes showing Ms. Utter as the Chair and asked if they could be corrected.

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve the Joint Meeting minutes of September 14, 2021. Motion was approved unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

Mr. Sharp presented the Balance Sheet, Budget Report, and Commitments for the month ending August 31, 2021 and reported the following:

- Cash – SEDCO Checking: \$3,336,069.43
- Accounts Payable: \$6,299.83
- Fund Balance: \$12,093,969.87
- Revenues Over/Under Expenses: \$1,648,980.22
- Total Liabilities, Equity and Current Surplus (Deficit): \$13,749,249.92
- Revenue Total: 122.62%
- Expense Total: 57.69%

Motion was made by Ms. Utter and seconded by Mr. Bandemir to approve the financial reports for the month ending August 31, 2021. Motion was approved unanimously.

Mr. Sharp mentioned the Investment Report for Quarter Ending September 30, 2021 should have been listed on the agenda as the Investment Policy which has to be approved annually. He said the Investment Policy will be presented at the November Regular Scheduled Meeting.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp presented the Historical Sales Tax Report and reported the year ended at 13.75% up from the previous year. Mr. Sharp informed of a strong start to the month of October at almost 17.5% over last October. Mr. Brumm asked what attributed to the increase? Mr. Hefton replied that the increase has been across the board. It is retail, telecommunications, commercial, and utilities.

Mrs. Bellows presented the September 2021 Economic Barometer Report and reported the following:

- New residential permits climbed 35% compared to September 2020 with a slight dip on the YTD.
- There was one new multi-family permit for the Aspire Apartments, which will have 234 units on Gallagher Road.
- Another great month for commercial and industrial permits up 120% from this time last year and over 36% on the YTD. The most notable of these permits was for the construction of Dutch Brothers Coffee valued at \$300,000. This will be located next to Raising Cane's on the former site of Logan's Roadhouse.
- The city is up 32 water customers from last month and 177 customers from this time last year.
- Sales tax was up 21.34% from September 2020 and increased approx. 16% on the YTD.
- Grayson County's months' supply of housing inventory saw a slight increase from 1.8 months in July to 1.9 months in August.
- Sherman's unemployment rate in August was 4.4%, down from 4.9% in July.

EXECUTIVE SESSION

The Sherman Economic Development Corporation held an Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Code Annotated, in accordance with the authority contained in the following sections:

- a. 551.071 (Consultation with Attorney)
- b. 551.072 (Deliberations about Real Property)
 1. Cube
 2. G-0765 Martin William A-G0765, Acres 71.499
 3. Moore
- c. 551.074 (Personnel Matters)
- d. 551.087 (Business Prospect/Economic Development)
 1. Edge, QI, Blue 22, Mammoth, Shermanator, Wrap, Thumbs Up, Express, Orange, Amino, Wheat Bread, Pyrex, Vanessa, EZ

The open meeting recessed in executive session at 11:40 a.m.

RECONVENE OPEN MEETING AND CONSIDER APPROVAL OF THE ITEMS DISCUSSED IN EXECUTIVE SESSION

Mrs. Bates reconvened the open meeting at 12:02 p.m.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.11 (PROJECT VANESSA)

Resolution No. SEDCO-2021.11: A resolution authorizing an extension of the assistance awarded to Emerson Automation Solutions Final Control US, LP in a performance agreement dated December 11, 2018, and previously known as "Project Vanessa" through December 31, 2022.

Motion to approve Resolution No. SEDCO-2021.11 was made by Ms. Utter and seconded by Mr. Brumm. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.12 (PROJECT PYREX)

Resolution No. SEDCO-2021.12: A resolution authorizing an extension of the assistance awarded to Eternity Technologies in a performance agreement dated August 13, 2019, and previously known as "Project Pyrex" through December 31, 2022.

Motion to approve Resolution No. SEDCO-2021.12 was made by Mr. Bandemir and seconded by Mr. Worrell. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.13 (PROJECT QI)

Resolution No. SEDCO-2021.13: A resolution authorizing a SEDCO Small Business Development Grant of up to \$50,000.00 to Quality Ingredients, an FDA regulated manufacturer of preservatives for corn tortillas, contingent on the company's ability to produce evidence of eligible capital expenditures of up to \$111,800.00 occurring on or before April 12, 2021 and being secured through an interest-free two year promissory note with equal annual installments of up to \$25,000.00, and of which each annual installment will be forgiven if Quality Ingredients maintains continuous operations in Sherman, Texas and maintains an annual average of five employees over the two years from the date of the incentive payment.

Motion to approve Resolution No. SEDCO-2021.13 was made by Ms. Utter and seconded by Mr. Bandemir. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 12:05 p.m.

CERTIFICATION OF PRESIDING OFFICER

I, Janie Bates, Presiding Officer, do certify that these minutes of the Regular Scheduled Board Meeting of the Sherman Economic Development Corporation of the City of Sherman, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S., Open Meetings Law.

Jamie Bate
PRESIDING OFFICER