

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON MARCH 9, 2021
AT 11:30 A.M.**

A meeting of the Sherman Economic Development Corporation Board of Directors was convened in the Council Chambers of City Hall, 220 West Mulberry Street, Sherman, Texas on March 9, 2021 at 11:30 a.m.

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

MEMBERS ABSENT: Ms. Gail Utter

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

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

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

STAFF ABSENT: None

GUESTS PRESENT: Mr. Jeff Moore, Mr. Michael Hutchins, Mrs. Mary Lawrence, Mr. Carlos DeSaracho, Mrs. Suzie Bell, Mr. Chris Bruck, Mr. Michael Doddridge, Mr. Mike Smith, Mr. Matt Beshara, Mr. Phillip Clinard

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, and recognized the following guests: Mr. Carlos DeSaracho, Mrs. Suzie Bell, and Mr. Chris Bruck from Alliance Architects; Mr. Michael Doddridge, Mr. Mike Smith, Mr. Matt Beshara, and Mr. Phillip Clinard from Strategic Construction.

The invocation was given by Mr. Sharp.

PUBLIC COMMENTS

There were no public comments.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING MINUTES

Motion was made by Mr. Bandemir and seconded by Mr. Worrell to approve the Regular Scheduled Board Meeting minutes of January 12, 2021. Motion was approved unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

Mr. Sharp mentioned financials are available for both December and January due to the weather and the February meeting being cancelled. Since the December figures would be included in the January financials, Mr. Sharp chose to only present the Balance Sheet, Budget Report, Anomalies, and Commitments for the month ending January 31, 2021 and reported the following:

- Cash – SEDCO Checking: \$3,968,837.69
- Accounts Payable: \$19,801.78
- Fund Balance: \$12,093,969.87
- Revenues Over/Under Expenses: \$1,749,304.65
- Total Liabilities, Equity and Current Surplus (Deficit): \$13,863,076.30
- Revenue Total: 52.14%
- Expense Total: 7.40%

Mr. Sharp asked Mrs. Lawrence if it is possible to reclassify “Miscellaneous Revenue” to the land sale on the budget report. Mrs. Lawrence agreed.

Mrs. Bates asked if the amount paid to Eternity Technologies was the full amount of the incentive. Mr. Sharp said it was about half.

Motion was made by Mr. Worrell and seconded by Mr. Bandemir to approve the financial reports for the month ending December 31, 2020. Motion was approved unanimously.

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

Mrs. Lawrence presented the Investment Report for Quarter Ending December 31, 2020 and reported the portfolio book value and market value was approximately \$9.9 million. Of this amount, \$3 million was in held in a Local Government Investment Pool (LGIP), \$3.0 million was held in Certificates of Deposit (CD) and \$3.9 million was held in an FDIC insured investment account. During the quarter, \$3.1 million in CDs matured and \$3 million was reinvested in new CDs. The weighted average yield on the portfolio was 0.38%, 29 basis points above the three-month Constant Maturity Treasury Index of 0.09%, and 45 basis points below the previous quarter. The weighted average maturity for the portfolio decreased from 13 days at September 30, 2020 to 70 days at December 31, 2020.

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve the Investment Report for Quarter Ending December 31, 2020. Motion was approved unanimously.

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp presented the Historical Sales Tax Report and reported a 7.15% change from January 2020 and a 3.50% change from February 2020. The Cumulative YTD as of February 2021 was 5.44%.

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

- New residential permits are up 3.85% but down almost 12% on the YTD. Although the number of commercial and industrial permits are over 55% down, the value saw an 1,100% increase compared to Feb 2020. Most of the increase is due to a new commercial construction permit valued at over \$1.2 million to construct an indoor gun range at 6400 Texoma Parkway.
- The City is up 95 water customers from last month and 317 from this time last year.
- Sales tax saw a 3.5% increase from February 2020 and almost 5% on the YTD.
- Grayson County's month's supply of housing inventory dropped again from 1.7 months in December to 1.5 in January.
- The Unemployment, MSA, and WDA reports will be available until March 12th.
- December's unemployment rate was 5.7%

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. G-0329 Dunman Sherod A-G0329, Tract 1, Acres 32.7703; G-0329 Dunman Sherod A-G0329, Tract 2, Acres 82.03
 2. G-0329 Dunman Sherod A-G0329, Acres 10.33
 3. Cube
 4. Industrial Space
- c. 551.087 (Business Prospect/Economic Development)
 1. Zep, Belt, Make Mydata, Auf Wiedersen, Learning

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

Mrs. Bates reconvened the open meeting at 12:36 p.m. No executive session items were discussed.

ADJOURNMENT

The meeting was adjourned at 12:36 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.



PRESIDING OFFICER