

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON MAY 11, 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 May 11, 2021 at 11:30 a.m.

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

MEMBERS ABSENT: None

EX OFFICIO MEMBERS PRESENT: Mr. Shawn Teamann, Mr. Terrence Steele, Mayor David Plyler

EX OFFICIO MEMBERS ABSENT: Mr. Robby Hefton, 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, Ms. Felicia Herron, Ms. Tedra Franklin, Ms. Mandy Riley, Ms. Jessica Crump

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

Mrs. Bates called the meeting to order at 11:31 a.m., declared a quorum present, meeting declared open, and recognized the following guests: Felicia Herron, Tedra Franklin, Mandy Riley, and Jessica Crump of Glitzy Girlz Boutique.

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 Mrs. Utter and seconded by Mr. Bandemir to approve the Regular Scheduled Board Meeting minutes of April 13, 2021. Motion was approved unanimously.

DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS

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

- Cash – SEDCO Checking: \$2,453,315.11
- Accounts Payable: \$476.05
- Fund Balance: \$12,093,969.87
- Revenues Over/Under Expenses: \$258,605.35
- Total Liabilities, Equity and Current Surplus (Deficit): \$12,353,051.27
- Revenue Total: 72.34%
- Expense Total: 45.71%

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

Mrs. Lawrence presented the Investment Report for the Quarter Ending March 31, 2021 and reported the portfolio book value and market value as approximately \$9.9 million. Of this amount, \$3 million was in held in a Local Government Investment Pool (LGIP), \$3 million was held in Certificates of Deposit (CD), and \$3.9 million was held in an FDIC insured investment account. During the quarter, the only change was related to interest. The weighted average yield on the portfolio was 0.35%, 32 basis points above the three-month Constant Maturity Treasury Index of 0.03%, and 3 basis points below the previous quarter. The weighted average maturity for the portfolio decreased from 70 days at December 31, 2020 to 43 days at March 31, 2021.

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

SALES TAX AND ECONOMIC BAROMETER REPORTS

Mr. Sharp informed the board that the May figures were not available at the time of the meeting.

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

- New residential permits are up over 28% and saw no change on the YTD. April saw one new multifamily permit for the Grove apartments at 2151 West Moore Street which will have 8 buildings with a total of 128 units. Commercial and industrial permits saw a 33% increase from this time last year. The 390% value jump was due to the Medistar micro-hospital permit valued at \$4.2 million.
- The City is up 233 water customers from this time last year.
- April's sales tax was down 5.56% from April 2020 but up 4.25% on the YTD.
- Grayson County's months supply of housing inventory saw another drop from 1.4 months in February to 1.2 months in March.
- Sherman's unemployment rate was 6% as of March. Down from 6.4% in February.

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. Industrial Space
- c. 551.087 (Business Prospect/Economic Development)
 1. Eaton, Shermanator, Pink, Black Box, Zep, Armadillo, Thumbs up

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

Mrs. Bates reconvened the open meeting at 12:40 p.m. No executive session items were discussed.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.04 (EATON)

Resolution No. SEDCO-2021.04: A resolution of the Sherman Economic Development Corporation authorizing funding for Eaton B-Line, Inc. for a project totaling \$672,000.00. This project will expand Eaton's product offering in their Cable Tray Value stream. The new product will be geared toward the oil and gas market in the Gulf region and is aligned with the plant capabilities. The capital investment will involve new tooling and equipment purchases to support this new product line along with potential additional storage building for added volume of products.

Motion to approve Resolution No. SEDCO-2021.04 was made by Mr. Bandemir and seconded by Mr. Brumm. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.06 (ALLIANCE ARCHITECTS)

Resolution No. SEDCO-2021.06: A resolution of the board of directors of the Sherman Economic Development Corporation authorizing a contract with Alliance Architects to design a 78,750 sq. ft. speculative building with an expansion capability of an additional 22,680 sq. ft. for a total of 101,430 sq. ft. and funding of up to \$105,250 and additional services, only if authorized by SEDCO, for architectural and reimbursable costs. Also authorized is solicitation of bids for the speculative building construction work.

Motion to approve Resolution No. SEDCO-2021.06 was made by Ms. Utter and seconded by Mr. Bandemir. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.07 (STRATEGIC CONSTRUCTION)

Resolution No. SEDCO-2021.07: A resolution of the board of directors of the Sherman Economic Development Corporation authorizing a contract with Strategic Construction to construct a 78,750 sq. ft. speculative building with an expansion capability of an additional 22,680 sq. ft. for a total of 101,430 sq. ft. and funding of up to \$221,625 and additional services, only if authorized by SEDCO, for construction services and reimbursable costs. Also authorized is solicitation of bids for the speculative building construction work.

Mr. Worrell asked about the conditions towards the construction and if its possible to just have Alliance Architects work up the designs at this time. Mr. Sharp said Alliance Architects and Strategic Construction work as a team, and the fee for Strategic Construction to start the design price process is \$15,000.

A motion was made to table Resolution No. SEDCO-2021.07 by Mr. Brumm and seconded by Mr. Worrell. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2021.05 (WF CAREER SPECIALIST)

Resolution No. SEDCO-2021.05: A resolution of the board of directors of the Sherman Economic Development Corporation authorizing SEDCO to match grant dollars with Workforce Solutions Texoma and the Denison Development Alliance for two Career Education Specialists positions to assist with recruitment and retention of students for the Advanced Manufacturing Program (AMP), the Industrial Maintenance Technician (IMT) Program, and other demand occupation training programs while educating the students, teachers, and counselors on targeted jobs in the region. The resolution authorizes SEDCO to fund \$53,125

into the local partnership, contingent on a \$53,125 match from Denison Development Alliance and \$106,250 match from the Workforce Career and Education Outreach Specialists through the Texas Workforce Commission. The total budget of \$269,806 will cover salaries and benefits for two years, and the positions will be housed at Workforce Solutions Texoma.

Motion to approve Resolution No. SEDCO-2021.05 was made by Mr. Bandemir and seconded by Ms. Utter. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 12:54 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