

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
ON May 9, 2023
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 May 9, 2023, at 11:30 a.m.

MEMBERS PRESENT: Mrs. Janie Bates, Mr. Scott Bandemir, Dr. Al Hambrick, Ms. Gail Utter

MEMBERS ABSENT: Mr. Jason Brumm

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

STAFF PRESENT: Mr. Kent Sharp, Mrs. Ashton Bellows, Mrs. Shannon Blake, Ms. April Day

STAFF ABSENT: None

GUESTS PRESENT: Mr. Jeff Moore, Mr. Michael Hutchins, Mrs. Mary Lawrence

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

Mrs. Bates called the meeting to order at 11:30 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

Motion was made by Ms. Utter and seconded by Mr. Bandemir to approve the Regular Scheduled Meeting Minutes of April 11, 2023. 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, 2023, and reported the following:

- Cash – SEDCO Checking: \$ 3,347,442.12
- Accounts Payable: \$ 6,273.88
- Fund Balance: \$ 16,288,563.45
- Revenues Over/Under Expenses: \$ 2,530,467.13
- Total Liabilities, Equity and Current Surplus (Deficit): \$ 18,825,304.46
- Revenue Total: 53.01%
- Expense Total: 16.86%

On the Anomalies Report, Mr. Sharp noted that Due & Licenses increased to 86.44% used due to the annual Herald Democrat subscription; Professional Services increased to 84.47% used due to traffic counts, legislative consulting, Via Rail, and legal services, and Google ads management; and Marketing and Attraction increased to 60.03% used due to the SEF & Chamber sponsorships, social media reels, and Google and Facebook ads.

On the Commitments Report, Mr. Sharp reported that the Total Incentives paid for the year to date were \$125,522 and the Total Other Commitments paid for the year to date were \$283,028, bringing the total paid for incentives and commitments to \$408,550 for the year to date.

Motion was made by Dr. Hambrick and seconded by Mr. Bandemir to approve the financial reports for the month ending March 31, 2023. Motion was approved unanimously.

SALES TAX AND ECONOMIC BAROMETER REPORTS

At the time of the meeting, the historical sales tax report was not available.

Mrs. Bellows presented the April 2023 Economic Barometer Report and reported the following:

- New residential permits were down approx. 70% compared to April 2022. There was one new multi-family permit for the construction of a three-story 18-unit building and a two-story four-unit building on Park Place. Residential additions and alterations are still up significantly due to roof permits following March's hailstorm. Commercial and industrial permits were up 233% from April 2022. The most notable of these was for the construction of a new dealership at the address for Texoma Hyundai valued at \$8 million.
- The city was up 360 water customers from last April and 59 customers from last month.
- April's sales tax saw a 19.75% increase compared to April 2022 and a 20.34% increase from the YTD.
- In March, Grayson County's months supply of housing inventory was 3.1 months, down from 3.3 months in February.
- Sherman's unemployment rate decreased from 4.7% in February to 4.2% in March.

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. Disposition and Acquisition
 2. William Martin Survey, Abstract 765, southeast corner of Progress Park V
 3. Apron extensions along Progress Dr and Howe Dr
- c. 551.074 (Personnel Matters)
- d. 551.087 (Business Prospect/Economic Development)
 1. Wrap, EZ, Shermanator, Yoyo, Alpha Omega, Bowling, Belushi, Mayflower, Baby Boston, Jade United, Taylor'd Trends, Big Girl Spa

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 12:10 p.m.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.09 (WILLIAM MARTIN SURVEY, ABSTRACT 765, SOUTHEAST CORNER OF PROGRESS PARK V)

Resolution No. SEDCO-2023.09: A resolution authorizing a sale of 6.309 acres in Progress Park V to Oncor Electric Delivery Company, LLC for \$360,000.00 (\$57,061.34 per acre) for a new electric substation that is necessary to meet the demands of the Texas Instruments and GlobalWafers projects and future industrial customers.

Motion to approve Resolution No. SEDCO-2023.09 was made by Ms. Utter and seconded by Dr. Hambrick. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.10 (JADE UNITED)

Resolution No. SEDCO-2023.10: A resolution authorizing assistance for Jade United, LLC. The company was announced a winner of the 2023 RISE Challenge where a panel of judges allocated \$100,000.00 of SEDCO RISE funding to the company to assist with the purchase of a new truck and trailer. Jade United plans to add three new jobs over the next five years.

Motion to approve Resolution No. SEDCO-2023.10 was made by Mr. Bandemir and seconded by Ms. Utter. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.11 (TAYLOR'D TRENDS)

Resolution No. SEDCO-2023.11: A resolution authorizing assistance for Taylor'd Trends, LLC The company was announced a winner of the 2023 RISE Challenge where a panel of judges allocated \$75,000.00 of SEDCO RISE funding to the company to assist with inventory, equipment, marketing, staff, CPA fees, and lease costs. Taylor'd Trends currently has seven employees and plans to add 11 new jobs over the next five years.

Motion to approve Resolution No. SEDCO-2023.11 was made by Dr. Hambrick and seconded by Mr. Bandemir. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.12 (BIG GIRL SPA)

Resolution No. SEDCO-2023.12: A resolution authorizing assistance for Big Girl Spa Essentials, LLC. The company was announced a winner of the 2023 RISE Challenge where a panel of judges allocated \$67,500.00 of SEDCO RISE funding to the company to assist with inventory, marketing, staff, and lease costs. Big Girl Spa Essentials plans to add 30 new jobs over the next five years.

Motion to approve Resolution No. SEDCO-2023.12 was made by Mr. Bandemir and seconded by Ms. Utter. Motion was approved unanimously.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.13 (WRAP)

This resolution was not considered for approval.

CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2023.14 (BABY BOSTON)

Resolution No. SEDCO-2023.14: A resolution authorizing funding for GlobiTech, Inc. for a new product line of silicon carbide deposition on silicon wafers totaling \$100,500,000.00 which includes the purchase of 15 silicon carbide reactors, inspection equipment, building construction, building systems, and an exhaust system. This company currently employs 214 active full-time employees.

Motion to approve Resolution No. SEDCO-2023.14 was made by Ms. Utter and seconded by Mr. Bandemir. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 12:13 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