

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION  
MINUTES OF THE BOARD OF DIRECTORS  
ON DECEMBER 10, 2024  
AT 10:00 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 December 10, 2024, at 10:00 a.m.

MEMBERS PRESENT: Mr. Scott Bandemir (Vice Chair), Mr. Jason Brumm (Secretary), Dr. Al Hambrick, Mrs. Robin Phillips, Mr. Willie Steele, Mr. Rob Wilson

MEMBERS ABSENT: Ms. Gail Utter (Chair)

EX OFFICIO Mayor Shawn Teamann, City Manager Robby Hefton, Assistant City  
MEMBERS PRESENT: Manager Terrence Steele, SISD Superintendent Dr. Thomas O'Neil

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

STAFF ABSENT: None

GUESTS PRESENT: Mr. Jeff Moore, Mrs. Janie Bates (Past Chair), Mr. Michael Hutchins

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

Mr. Bandemir called the meeting to order at 10:00 a.m., declared a quorum present, meeting declared open.

The invocation was given by Mr. Sharp.

**PUBLIC COMMENTS**

There were no public comments.

**TOUR OF PROGRESS PARKS**

Attendance for the bus tour: Mr. Bandemir, Mr. Brumm, Dr. Hambrick, Mrs. Phillips, Mr. Steele, Mr. Wilson, Mr. Sharp, Mrs. Bellows, Mr. Moore

The above listed attendees boarded a bus provided by Sherman Independent School District and left the SEDCO office for the Progress Park tour.

Progress Park I: Mr. Sharp noted the Sherman Police Headquarters, the detention pond, Fire Station No. 4, the construction of GlobalWafers on 142 acres, and the available 11-acre SEDCO-owned site at the corner of FM 1417 and Northgate Drive. He said the GlobalWafers ribbon cutting will be in April 2025.

Progress Park IV: Mr. Sharp pointed out the 119-acre (81 developable acres) SEDCO-owned site off FM 1417 and noted that this is SEDCO's premier property.

Progress Park II & VII: Mr. Sharp noted the plans for Flanary Road to become part of Interurban Parkway and pointed out the location where the Progress Drive extension will cross Park VII to connect to Flanary Road. Mr. Steele inquired about potential available properties on the west side of Flanary Road. Mr. Sharp replied that after the announcement of Texas Instruments and GlobalWafers, the price per acre for those properties increased substantially.

Progress Park III: Mr. Sharp noted the 22-acre (8 developable acres) SEDCO-owned site at the corner of Howe Drive and Progress Drive. He discussed how the BNSF rail line runs through the property.

Progress Park V: Mr. Sharp pointed out the 77-acre (61 developable acres) SEDCO-owned site on the south side of Progress Drive. He mentioned that Rayburn Energy Station will be building a 500-megawatt natural gas plant and explained how ERCOT is estimating that by 2030 Texas will need 130-150 gigawatts to meet the demand. He said the current capacity is 85 gigawatts.

Progress Park VI: Mr. Sharp noted the future site of Lawrence Equipment and Easy Foods and said the construction of the Progress Drive extension is scheduled to start in February 2025.

10 acres at Howe Drive and Dorsett Drive: Mr. Sharp pointed out the future site of Persys and the detention pond and noted the Tyson and City of Sherman easements.

Park VIII: Mr. Sharp pointed out the SEDCO-owned site located off U.S. Highway 75 and noted the two split parcels and the recently acquired 3-acres from Emerson to bring the site to a combined total of 118 acres (110 developable). The tour bus turned down an 80-foot city-owned right-of-way just north of Emerson to show the backside of Progress Park VIII where it meets Emerson's property line. Mr. Sharp noted that Emerson has shown interest in extending the right-of-way to connect to the Bel Aire development.

Shepherd Drive: Mr. Sharp pointed out Coherent and noted the recent announcement that the company is receiving \$33 million in federal CHIPS funding. The tour bus drove past the construction of Texas Instrument's new 300-mm wafer fabrication facilities.

The tour ended, and the bus returned to the SEDCO office.

#### **DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING MINUTES**

Motion was made by Mr. Brumm and seconded by Dr. Hambrick to approve the Regular Scheduled Meeting Minutes of November 12, 2024. Motion was approved unanimously.

#### **DISCUSS AND CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS**

Mr. Sharp presented the Balance Sheet, Budget Report, Anomalies, Commitments, and ICS Sweep Reports through October 31, 2024 and reported the following:

- Cash – SEDCO Checking: \$7,219,476.64
- Accounts Payable: \$10,924.77
- Fund Balance: \$27,141,529.45
- Revenues Over/Under Expenses: \$227,159.57
- Total Liabilities, Equity and Current Surplus (Deficit): \$27,538,004.17
- Revenue Total: \$580,081.05

- Expense Total: \$352,921.48 (2.36% used)

On the Anomalies Report, Mr. Sharp noted that Salaries was reported at 13.31% used due to the staff bonuses; Retirement was 46.72% used due to the one-time deferred compensation payment for the President, CFO, and Vice President of Business Development; Workers' Compensation was 108.44% used for the one-time annual insurance payment; Communications was -9.18% and Equipment Rentals was -39.80% due to the annual reimbursement by the Sherman Chamber for the phone system and maintenance; Insurance was 186.27% used for the annual TML errors and omissions and general liability insurance payment; Travel and Training was 14.64% used due to the FABTECH tradeshow, TEDC Annual Conference, and Mrs. Bellows' CTED courses; Dues and Licenses was 43.73% used due to the annual TEDC sponsorship fee; Luncheons and Meetings was 20.91% used which included the October SEDCO Board Meeting, WOMO Committee Meeting, Leadership Lunch, staff lunch, and the meeting with BNSF, Lawrence Equipment, Progress Rail, and RailEx; and Marketing was 8.96% used due to the first quarterly payment to 2x2 Media for the social media reels.

On the Commitments Report, Mr. Sharp noted the total outstanding incentives for FY 24-25 was listed as \$9,620,804, but the report had errors on the line items where the companies had yet to submit for their FY 23-24 payment, so the spreadsheet stacked the payments in FY 24-25. When corrected, the actual total for outstanding incentives for FY 24-25 will be \$8,764,739. Mr. Sharp reported Other Commitments, which includes the infrastructure projects, totaling \$1,244,338 for FY 24-25.

Motion was made by Mrs. Phillips and seconded by Mr. Steele to approve the financial reports for the month ending October 31, 2024. Motion was approved unanimously.

## **SALES TAX AND ECONOMIC BAROMETER REPORTS**

The December sales tax figures had not been released, so the Historical Sales Tax Report was not presented.

Mrs. Bellows presented the November 2024 Economic Barometer Report and reported the following:

- New update to the permit reports: The city has started to transition from reporting permits "applied" to permits "issued." Development Services said they will continue to track and report those projects in the planning and engineering review phases on the development map.
- With this new update, new residential permits are reporting a decrease of 38% compared to November 2023 but still up about 132% year-to-date. Commercial and industrial permits were down 79% from this time last year. The most notable industrial permit was for the first building at GlobalWafers valued at approx. \$1.2 billion.
- The city is up 247 utility customers compared to year-to-date 2024 and up 111 customers from last month. The city said they have separated their fire line meters from the commercial accounts to their own account class. With the fire line meters added in, the total for November would have been 16,326, a difference of 186 meters.
- Sales tax was up 9.06% compared to November 2023 and up 1.55% year-to-date. We've added Anna and Melissa to the report to track the cities as they grow.
- Grayson County's months supply of housing inventory as of October was 6.2 months, down from 6.6 months in September and up from 4.6 months this time last year.
- Sherman's unemployment held at 3.8% year over year but is up from 3.7% in September.

Mr. Bandemir presented Past Chair of the SEDCO Board, Mrs. Bates, with a plaque and thanked her for her service. Mrs. Bates said it was a pleasure to serve on the board, and she mentioned that she has served

on numerous boards and worked alongside economic developers across the state, and that SEDCO has the best economic development team in Texas. She also reported that GlobalWafers had received a \$5 million workforce grant and a \$1 million childcare grant.

#### **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. Sherod Dunman Survey, Abstract 329, Southeast corner of Howe & Dorsett Dr, 5.23 ac
  - 3. Sherod Dunman Survey, Abstract 329, Southeast corner of Howe & Dorsett Dr, 5.08 ac
  - 4. Project Cube
- c. 551.074 (Personnel Matters)
- d. 551.087 (Business Prospect/Economic Development)
  - 1. Wrap, EZ, Zion

The open meeting recessed in executive session at 11:27 a.m.

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

Mr. Bandemir reconvened the open meeting at 11:41 a.m.

#### **CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2024.16 (AMENDMENT TO RESOLUTION NO. SEDCO-2023.26 - PROJECT ZION)**

Motion was made by Mr. Brumm and seconded by Mr. Steele to approve the Resolution approving an Amended and Restated Real Estate Sales Contract with Persys Engineering, Inc. on the terms as discussed in executive session. Motion was approved unanimously.

#### **ADJOURNMENT**

The meeting was adjourned at 11:42 a.m.

#### **CERTIFICATION OF PRESIDING OFFICER**

I, Gail Utter, 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.

  
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PRESIDING OFFICER