

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS SPECIAL CALLED MEETING
ON MAY 25, 2021
AT 11:30 A.M.**

A special called 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 25, 2021 at 11:30 a.m.

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

MEMBERS ABSENT: Mr. Jason Brumm

EX OFFICIO MEMBERS PRESENT: Mr. Terrence Steele

EX OFFICIO MEMBERS ABSENT: Mr. Robby Hefton, Dr. David Hicks, Mr. Shawn Teamann, Mayor David Plyler

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

STAFF ABSENT: None

GUESTS PRESENT: Mr. Jeff Moore

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 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.

This resolution was tabled at the May 11, 2021 Regular Scheduled Board Meeting.

Mr. Sharp said based on the questions and requests from the board at the May 11, 2021 Board Meeting, edits were made to the language, allowances, and insurance information in the Strategic Construction engagement letter.

Mr. Worrell asked if the pre-construction fee of \$15,000 was flat. Mr. Sharp replied that the fee is billed monthly, and that SEDCO will only pay for the work that is done.

Mediation vs. arbitration was discussed as a means of settling any dispute. Mr. Moore indicated non-binding mediation is the preferred method for cities and EDCs.

Mr. Sharp said SEDCO can own the plans as long as the parties are not held liable.

Mr. Bandemir asked about the timeframe. Mr. Sharp replied that the architectural designs will be 90 days.

Mr. Worrell asked if SEDCO was engaging each party separately. Mr. Sharp stated that each party is hired separately; however, the two work in concert as a team.

Motion to approve Resolution No. SEDCO-2021.07 was made by Mr. Bandemir and seconded by Mrs. Utter. Motion was approved unanimously.

Mr. Sharp added one last comment regarding the location of the speculative building. He said it will be in Progress Park V because the site provides plenty of room for expansion.

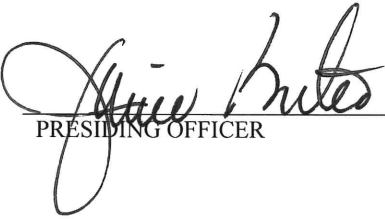
Ms. Utter asked if the board wanted to discuss the 903 Brewers project. Mr. Moore said no because the project was not listed on the agenda.

ADJOURNMENT

The meeting was adjourned at 11:37 a.m.

CERTIFICATION OF PRESIDING OFFICER

I, Janie Bates, Presiding Officer, do certify that these minutes of the Special Called 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