

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION  
MINUTES OF THE BOARD OF DIRECTORS  
ON JUNE 16, 2020  
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 June 16, 2020 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. Willie Steele, Mr. Shawn Teamann, Dr. David Hicks

EX OFFICIO MEMBERS ABSENT: Mayor David Plyler, Mr. Robby Hefton

STAFF PRESENT: Mr. Kent Sharp, Ms. Ashton Ghaemi

STAFF ABSENT: Ms. Dondra Kendall

GUESTS PRESENT: Mr. Terrence Steele, Mr. Jeff Moore, Mr. Michael Hutchins

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

Mrs. Bates called the meeting to order at 11:35 a.m., declared a quorum present, meeting declared open. The invocation was given by Mr. Sharp.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDER APPROVAL OF THE FOLLOWING MINUTES**

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve the Regular Scheduled Board Meeting minutes of May 12, 2020. Motion was approved unanimously.

Motion was made by Mr. Worrell and seconded by Mr. Bandemir to approve the Special Called Board Meeting minutes of May 27, 2020. Motion was approved unanimously.

**CONSIDER APPROVAL OF THE FOLLOWING FINANCIAL REPORTS**

Mr. Sharp presented the Balance Sheet, Budget Report, and Commitments for month ending April 30, 2020 and reported the following:

- Cash – SEDCO Checking: \$3,501,579.97
- Accounts Payable: \$752,878.45
- Fund Balance: \$11,429,155.22
- Revenues Over/Under Expenses: \$765,334.60
- Total Liabilities, Equity and Current Surplus (Deficit): \$12,194,489.82
- Revenue is 61.86% used and should be around 58.33% at this point in the fiscal year.
- Expense total is 33.08% used.

Mr. Sharp noted the 69.71% used for Dues & Licenses and attributed that to the annual dues for the Texas Association of Business (TAB) and the Industrial Asset Management Council (IAMC). He said the TAB dues will not be renewed next fiscal year. Mr. Sharp also noted that SEDCO is ahead on the expense total because of incentives that have not been paid and may not be paid out this fiscal year.

Motion was made by Mr. Bandemir and seconded by Mr. Brumm to approve the financial reports for the month ending April 30, 2020. Motion was approved unanimously.

**SALES TAX AND ECONOMIC BAROMETER REPORTS**

Mr. Sharp presented the Historical Sales Tax Report and reported June's numbers down -16.48%. He said SEDCO's reserves are healthy, and the organization is ahead on the budget.

Ms. Ghaemi presented the May 2020 Economic Barometer Report and reported the following:

- New residential permits are up over 300% compared to this time last year; however, commercial and industrial permits are down 50% from May 2019 and 44% on the YTD.
- Total permits value saw an approx. 80% from May 2019 and YTD. \$4.8M of the \$5.9M in 2019 was for a permit for Finisar's zone one renovation.
- Utility customers are up 50 customers from April and 397 customers from last May.
- June's sales tax shows a 1.29% increase for the YTD.
- April's months supply of housing inventory held for another month at 3.9 months.
- Sherman's unemployment for April was 11.1%. In the last 15 years, the highest unemployment rate for Sherman was 8.8% in September 2009.

Mrs. Bates said the new unemployment numbers will be released on Friday, June 19. Mr. Bandemir asked Mrs. Bates what she thought the unemployment numbers would be. Mrs. Bates replied that Workforce Solutions Texoma has seen a steady decline in unemployment calls locally, across the three-county region and state. Mr. Teamann asked if employers were having difficulty with employees not returning to work. During recent business retention and expansion visits, Mr. Sharp said the industries confirmed they were having that issue. Mrs. Bates replied that the issue will continue until the \$600 disbursements stop at the end of July. She added that there were discussions on the state level regarding reinstating work search requirements, and there has been some movement in Washington to expire the \$600 disbursements.

#### **EXECUTIVE SESSION**

The Sherman Economic Development Corporation will hold 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)
  1. Five-0
  2. Flanary Road
  3. G-0329 Dunman Sherod A-G0329, Acres 10.33
- b) 551.072 (Deliberations about Real Property)
  1. Five-0
  2. Flanary Road
  3. G-0329 Dunman Sherod A-G0329, Acres 10.33
- c) 551.074 (Personnel Matters)
  1. Organizational Structure
- d) 551.087 (Business Prospect/Economic Development)
  1. Five-0
  2. Flanary Road
  3. Leaf, Pink, Zep, Blue Phoenix, Clara, Brady Bunch, Enterprise, Free Flow, Ice Water, LIV-LAP, Radio, Raptor 2020, Ringmaster, Snack Pack, Edible

The open meeting recessed in executive session at 11:48 a.m.

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

Mrs. Bates reconvened the open meeting at 12:22 p.m.

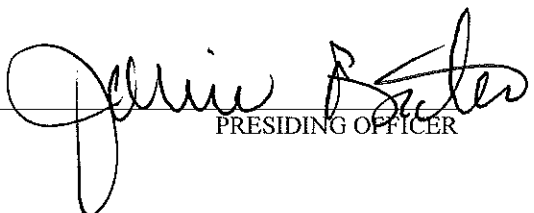
Motion was made by Mr. Bandemir and seconded by Mr. Worrell to initiate a real estate agreement based on the terms and conditions discussed in executive session. Motion was approved unanimously.

#### **ADJOURNMENT**

The meeting was adjourned at 12:23 p.m.

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

I, \_\_\_\_\_, 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