

**JACKSBORO ECONOMIC DEVELOPMENT CORPORATION
MINUTES
REGULAR MEETING
MONDAY, MARCH 06, 2023
to be held at
5:30 PM
at
CITY OF JACKSBORO CITY HALL COUNCIL CHAMBERS
112 W BELKNAP STREET, JACKSBORO, TX 76458**



On Monday March 6, 2023 the Board of the Jacksboro Economic Development Corporation met for a Regular Meeting as prescribed by V.T.C.S., Government Code. President Robinson declared a quorum present and called the meeting to order at 5:30 p.m. The following voting members were in attendance: Vice President Blaine Ramage; Secretary Starla Sanders; Director Brent Hackley; Director Kalyn Quall and Director Dr. Peter Armstrong. Also in attendance was Brenda Tarpley, JEDC Executive Director and City Manager Mike Smith.

1. CALL TO ORDER

2. PUBLIC COMMENTS

- Timothy Van Zandt
1200 Wichita Ave
Addressed Board with concerns: Was this property open to the public for bids; When is the public meeting; Do JEDC Board members have vested interest in the company; Can't find any information or business model; Worried that it is by the land; Concerned about the large workforce.
- Chelsea Blaze Mathis
202 Oak Ridge
Expressed: She has not yet received requested information from Mr. Michael Elwer; Concerns regarding pay scale; Requested information regarding investors has not been revealed; Mr. Elwer's previous companies have not survived, and others have cases against them.
- Travis Campsey
132 Mockingbird
Addressed Board: Not opposed to meat packing industry; Believes details are lacking; Would like to know more about the construction timeline; Mentioned doubts about TCEQ's permitting approval; Concerned about potential wastewater issues
- Ed Ramage
Address Board with concerns: Location is in the heart of the community; Water availability; First plant of this technology, no proven system; Within 900 feet of ballpark and lake, enhanced by Vision Group which is a huge value to our community; Believes risks outweigh potential outcome.
- Mike Ward
FM 2190
Addressed Board with concerns: Why is the public just now hearing about this; What effort has been made to contact citizens for input; Is this the best location; There is no track record and nowhere to visit for an example plant; Jacksboro could be the "lab rat" if this doesn't work.
- Ken Swan
Addressed Board with concerns: This is where we live; Believes this could be a death sentence for our community to die; There will be odors; Wind blows all directions, not just away from lake and ballfields; Baseball tournaments will be over; Located near a future subdivision; Should be all about growth and community; Cattle trucks will have cow crap strung through the town
- Jeff Lewis
100 Wesley Chapel
Addressed Board with concerns: Worked in Taylor looked at buying a production plant; concerned about criminal activity and smell; Concerned this will be built and left standing like Moon Meat Company has been left, Mr. Elwer's previous company.
- RW Marley
612 N Bowie
Addressed Board with concerns: Hauled cattle for years and you cannot avoid the stink; Lives in home closest to location on Highway 59; Cactus, Texas

- Mike Kidd
1300 Hwy 148
Addressed Board with concerns: He and wife own the golf course; Golf course is an outdoor activity; No one from the EDC came to speak with him.
- Mike Mask/Law office
1201 Wichita Ave
Addressed Board with concerns: Everyone is against this; Why isn't the owner here tonight to answer questions, he owes it to the public to explain.

3. CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Executive Director or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

3.1. EXCUSED ABSENCES

3.2. MEETING MINUTES FEBRUARY 06, 2023

3.3. FINANCIAL REPORTS FEBRUARY 2023

3.3.1. JACKSBORO NATIONAL BANK ACCOUNT STATEMENTS

3.3.2. LOGIC ACCOUNT STATEMENT

3.3.3. FINANCIAL STATEMENT

3.3.4. TRANSACTION LISTING

Director Brad Bouldin made the motion to approve the consent agenda.

Director Brent Hackley seconded the motion.

Motion Carried 6-0

4. PROPERTY ENHANCEMENT INCENTIVE PROGRAM GRANT PRESENTATION

4.1. SOAP OPERA WASHROOM

Presentation of Property Enhancement Incentive Program Grant Award was made by President Greg Robinson to Summer Massengale for approved renovation expenses made to open the new business Soap Opera Washroom

President Greg Robinson moved the meeting into closed session at 5:36pm

5. EXECUTIVE CLOSED SESSION

5.1. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS (§551.087, TX GOV'T CODE) AND DELIBERATION REGARDING REAL PROPERTY (§551.072, TX GOV'T CODE)

5.1.1. PROJECT CBC

5.1.2. PROJECT NINE

5.1.3. COBBLESTONE HOTELS

President Robinson reconvened the meeting into open session at 6:53pm.

6. OPEN MEETING CONSIDERATION OF EXECUTIVE CLOSED SESSION ITEMS

6.1. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS (§551.087, TX GOV'T CODE) AND DELIBERATION REGARDING REAL PROPERTY (§551.072, TX GOV'T CODE)

6.1.1. PROJECT CBC

President Robinson opened the floor for motion regarding Project CBC

Item 6.1. Project CBC died for lack of a motion.

6.1.2. PROJECT NINE

Discussion was held.

Director Peter Armstrong made the motion to approve. Resolution 2023-004 a Resolution of the Board of Directors of the Jacksboro Economic Development Corporation, a Type B Economic Development Corporation and a Texas non-profit corporation, authorizing the execution of a Real Estate Sales Contract for the sale and conveyance of Lots 2F and 3R of the Lumar Addition, an addition to the City of Jacksboro, Jack County, Texas; providing a severability clause; and providing for an immediate effective date; directing staff to submit to Jacksboro City Council for consideration of approval of project; directing staff to publish 60 day public notification of project; and directing staff to process as necessary for closing after the 60 day notice period.

Director Brent Hackley seconded the Motion.

Motion carried 7-0

6.1.3. COBBLESTONE HOTELS

No action taken

7. RESOLUTIONS

7.1. RESOLUTION 2023-002

DESIGNATING AUTHORIZED REPRESENTATIVES FOR THE JACKBORO ECONOMIC DEVELOPMENT CORPORATION INVESTMENT FUND ACCOUNT WITH LOGIC

Director Peter Armstrong made the motion to approve Resolution 2023-002 approving President Greg Robinson, Vice President Blain Ramage, Treasurer Brad Bouldin and Executive Director Brenda Tarpley as authorized representatives and designating Executive Director Brenda Tarpley as the Primary Contact on the Jacksboro Economic Development Corporation LOGIC account.

Director Brad Bouldin second the motion.

Motion Carried 7-0

7.2. RESOLUTION 2023-003

DESIGNATING AUTHORIZED REPRESENTATIVES FOR THE JACKBORO ECONOMIC DEVELOPMENT CORPORATION CHECKING ACCOUNTS WITH JACKSBORO NATIONAL BANK

Director Brent Hackley made the motion to approve Resolution 2003-003 assigning signatory authorization to President Greg Robinson, Vice President Blain Ramage, Treasurer Brad Bouldin and Executive Director Brenda Tarpley on the stated Jacksboro National Bank accounts.

Director Peter Armstrong seconded the motion.

Motion Carried 7-0

8. OPEN PROJECTS UPDATES AND DISCUSSION

Mrs. Tarpley provided updates to the Board and discussion was held on the following projects:

8.1. JACKSBORO BUSINESS PARK UPDATE ON EDA GRANT AND CONSTRUCTION PROJECT

Grant Administration has been moved to Ark-Tex Council of Governments.

8.2. NERI'S UPDATE

No update provided at this time.

8.3. PROJECT STAR G CONSTRUCTION

Contractor stated he is working with City for water access; engineers have emailed layout to City for review; City Manager is working with TXDOT to have speed limit reduced on Highway 59; He stated he wanted to plat only a portion of the subdivision, complete and then plat the next section; He was advised that the City requires the entire subdivision be platted prior to construction but the project can be completed in phases.

8.4. PROJECT STAR G MULTI

Contractor advised that he is not ready to begin project and anticipates at least another 6 months

8.5. PROJECT CASA TIERRA

According to developer the financing is now in place and plans to break ground in the 2nd quarter of 2023.

8.6. PROPERTY ENHANCEMENT INCENTIVES PROGRAM (PEIP) GRANTS

Updated forms provided to Board for review and further discussion at April meeting.

8.7. DOWNTOWN REVITALIZATION

City Manager provided update on Downtown Revitalization Project, anticipates construction to begin late in 2nd quarter or first of 3rd quarter 2023.

8.8. FOUR STARS FORD GROUNDBREAKING

Reminder provided to Board of groundbreaking date set for March 8, 2023 at 11:00

9. FINANCE

9.1. CONSIDERATION OF PURCHASE OF REPLACEMENT OFFICE COMPUTER EQUIPMENT AND BOARD DEVICES

Directory Brad Bouldin made the motion to approve the purchase replacement computer equipment and board devices.

Director Brent Hackley seconded the motion.

Motion carried 7-0

9.2. CONSIDERATION OF REPLACEMENT FOR EXPIRING NETWORKED COPIER LEASE AND MAINTENANCE CONTRACT

Director Peter Armstrong made the motion to approve the replacement of expiring network copier lease with the Stewart organization.

Director Brad Bouldin seconded the motion.

Motion carried 7-0

9.3. CONSIDERATION OF AWARDING IT SERVICES TO COMPUTECH AS PRESENTED

Director Brent Hackley made the motion to table until next meeting.

Director Peter Armstrong seconded the motion.

Motion carried 7-0

9.4. PROSPERITY GRANT PROGRAM

Potential grant projects included replacement of flagpole light and parking lot lighting at the GT&W Depot. No action necessary

9.5. REVIEW AND CONSIDER QUOTE FOR WEBSITE HOSTING, DESIGN AND MAINTENANCE

No update to provide, will place on April meeting for further discussion.

No action necessary

10. EXECUTIVE DIRECTOR REPORT AGENDA

10.1. JACK & YOUNG COUNTY CAPITAL DAY – ATTENDED FEBRUARY 22, 2023

Discussion was held.

No action necessary.

11. ADJOURNMENT

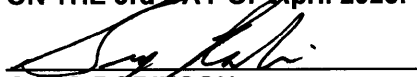
Director Peter Armstrong made motion to adjourn

Director Brent Hackley seconded the motion.

Motion carried 5-0

Meeting ended at 8:07pm

**APPROVED BY THE BOARD OF DIRECTORS OF THE JACKSBORO ECONOMIC DEVELOPMENT CORPORATION
ON THE 3rd DAY OF April 2023.**


GREG ROBINSON

JEDC PRESIDENT

ATTEST:


STARLA SANDERS
JEDC SECRETARY