

**JACKSBORO ECONOMIC DEVELOPMENT CORPORATION  
MINUTES  
REGULAR MEETING  
MONDAY, FEBRUARY 6, 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 February 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 Qualls, Director Brad Bouldin 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**

Mr. Michael Elwer with Classic Beef Company provided an explanation of their proposed project to be located in the Jacksboro Business Park.

City Manager Michael Smith provided an explanation of the proposed incentives and returned benefits for the City of Jacksboro.

Mrs. Blaze Mathis, Jacksboro citizen, spoke on concern of smell, traffic on HWY 59, pests and pesticides, and their effect on current citizens, people considering to move here or open a business here, and visitors to Jacksboro and the lake area. She expressed interest in visiting a plant with same air filtration system and requested a list of plants, regardless of location.

Mr. Jason Johnson, Jacksboro citizen, requested a list of investors.

Mr. Don Kidd, Jack County citizen, expressed concern regarding the truck traffic in conjunction with the ballfields.

Mr. Michael Elwer advised that this will be the first plant of this kind that is 100% under cover and using the new air filtration system. He also advised that he would provide a list to Mr. Smith of plants as similar as possible, as well as a list of investors.

**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 JANUARY 10, 2023**

**3.3. FINANCIAL REPORTS JANUARY 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 Brent Hackley made the motion to approve the consent agenda.

Director Peter Armstrong seconded the motion.

Motion Carried 6-0

President Robinson moved the meeting into closed session at 6:34pm

President Robinson invited City Manager Michael Smith and Mr. Michael Elwer to participate in the Executive Closed Session.

**4. EXECUTIVE CLOSED SESSION**

- 4.1. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS (§551.087, TX GOV'T CODE) AND DELIBERATION REGARDING REAL PROPERTY (§551.072, TX GOV'T CODE)**
  - 4.1.1. PROJECT CBC**
  - 4.1.2. POTENTIAL LUMAR ADDITION PROJECTS**
    - 4.1.2.1. PARCEL #59978 LOT 2F AND PARCEL #58075 LOT 3R**
    - 4.1.2.2. PARCEL #61326 LOT 2B**
  - 4.1.3. COBBLESTONE HOTELS**

President Robinson reconvened the meeting into open session at 7:31 pm

**5. OPEN MEETING CONSIDERATION OF EXECUTIVE CLOSED SESSION ITEMS**

- 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. POTENTIAL LUMAR ADDITION PROJECTS**
    - 5.1.2.1. PARCEL #59978 LOT 2F AND PARCEL #58075 LOT 3R**
    - 5.1.2.2. PARCEL #61326 LOT 2B**
  - 5.1.3. COBBLESTONE HOTELS**

No action was taken.

Director Peter Armstrong left meeting @ 7:54

**6. PROJECTS UPDATES AND DISCUSSION**

Mrs. Tarpley provided updates on the following projects:

**6.1. JACKSBORO BUSINESS PARK UPDATE ON EDA GRANT AND CONSTRUCTION PROJECT**

Survey was completed February 2, 2023

Per the EDA grant guidelines it was determined that the engineering firm TGA could not administer the grant. Since NorTex Council of Governments (COG) is no longer administering grants another COG was sought out. Ark-Tex COG (ATCOG) has agreed to administer the grant. Since they are vetted as a Council of Governments no procurement process is required. Official agreement is stated under Agenda Item #6.1 for the board's consideration.

Jack County Appraisal District has been provided the most recent replat of the property and they are working to update their interactive map that is available through their website.

**6.2. NERI'S UPDATE**

No update to provide at this time, communications did not come in as planned.

**6.3. PROJECT STAR G CONSTRUCTION**

Updates received from contractor were that the 3 houses that have been started will basically be completed one at a time and as one sells another will begin. Subdivision layout/plan is being drawn by engineers but he does not know when that will be completed. He was reminded that the City must approve the subdivision plan with Planning and Zoning Commission and Council subdivision ordinance procedures and that process does take several weeks to complete.

**6.4. PROJECT STAR G MULTI**

Updates received from contractor were that he has not spoken with the engineers regarding the plans in a while and he believes it will be 6 months or more before the subdivision plans will be completed.

**6.5. PROJECT BLUE STAR**

No update to provide at this time, communications have been attempted but did not connect as planned.

## **6.6. PROJECT CASA TIERRA**

A meeting was held with Mr. Mark Temple with Casa Tierra, City staff, and Mrs. Tarpley on January 25, 2023 at City Hall. Mr. Temple provided the most current drafted layout of the property development. Mr. Temple stated it is planned that construction will begin the 2<sup>nd</sup> quarter of 2023. He requested assistance for infrastructure development.

Mr. Smith stated he would request a lowered speed limit in that area to allow for the added ingress and egress of traffic off Highway 148. He also stated that he would research for potential grants for the Casa Tierra non-profit organization.

Mr. Temple expressed continued interest in developing a senior living area and would need up to 5 acres for such a development.

Mr. Temple also expressed interest by his firm in constructing building(s) on the Jacksboro Business Park if there is any expressed interest by companies to lease.

## **6.7. PROPERTY ENHANCEMENT INCENTIVES PROGRAM (PEIP) GRANTS**

Open Mind Designs is working to develop a quote for metal/aluminum signage.

2 applications have been requested this month and were sent out.

No action was necessary on any of Agenda Item 6 topics.

## **7. RESOLUTIONS**

### **7.1. RESOLUTION 2023-001**

**A RESOLUTION OF THE JACKSBORO ECONOMIC DEVELOPMENT CORPORATION (JEDC) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT TO HIRE ARK-TEX COUNCIL OF GOVERNMENTS (NORTH EAST TEXAS ECONOMIC DEVELOPMENT DISTRICT) TO PROVIDE PROFESSIONAL GRANT ADMINISTRATION AND MANAGEMENT SERVICES FOR THE ECONOMIC ADJUSTMENT ASSISTANCE PROGRAMS UNDER SECTION 201 AND 209 OF THE PUBLIC WORKS AND ECONOMIC DEVELOPMENT ACT GRANT FUNDING PROJECT NUMBER 08-79-05637**

Director Brent Hackley made a motion to approve resolution 2023-001.

Director Kalyn Qualls seconded.

Motion carries 5-0

## **8. FINANCE**

### **8.1. CONSIDERATION OF PURCHASE OF REPLACEMENT OFFICE COMPUTER EQUIPMENT AND BOARD DEVICES**

Discussion was held.

Additional information was requested to be considered at a future meeting.

No action was taken.

### **8.2. PROSPERITY GRANT PROGRAM**

Discussion was held regarding potential community improvement projects that these grant funds could provide.

Additional information was requested to be considered at a future meeting.

No action was taken.

### **8.3. REVIEW AND CONSIDER QUOTE WEBSITE DESIGN MAINTENANCE WITH POTENTIAL REDESIGN**

Update to issues with website access and update ability was discuss. Previous advertising agency was providing updates to the website, the JEDC has chosen not to continue the advertising program with this company but now needs assistance with the website.

Potential website designers' names were provide to Mrs. Tarpley to research and receive quotes for service.

No action was taken.

## **9. EXECUTIVE DIRECTOR REPORT AGENDA**

### **9.1. TEDC 2023 LEGISLATIVE UPDATE – FEBRUARY 21-24, 2023 – AUSTIN**

### **9.2. JACK & YOUNG COUNTIES CAPITAL VISIT DAY FEBRUARY 22, 2023**

Update was provided.

No action was necessary.

The Board held open discussion.

Direction was given to staff to place Classic Beef Company on the next agenda.

Direction was give to staff to bring back response from developer on Project Star G Multi regarding JEDC's offer to purchase the property back.


**10. ADJOURNMENT**

Director Starla Sanders made motion @ 8:11pm

Director Brad Bouldin seconded the motion.

Motion carried 5-0

**APPROVED BY THE BOARD OF DIRECTORS OF THE JACKSBORO ECONOMIC DEVELOPMENT CORPORATION  
ON THE 6th DAY OF March, 2023.**

  
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**GREG ROBINSON**

**JEDC PRESIDENT**

**ATTEST:**

  
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**STARLA SANDERS**  
**JEDC SECRETARY**