

The Cleveland Economic Development Corporation met in regular session on February 26, 2018, in the Council Chambers at City Hall, 907 E. Houston, Cleveland, Texas with Board President Brad Browder presiding.

MEMBERS PRESENT: Board President Brad Browder, Boardmember Alfred Anderson, Boardmember Eddie Lowery, Boardmember Fred Terrell, Boardmember Robert Reynolds, J. Rice, Consultant, City Secretary Angela Smith

ABSENT: Boardmember Kelly Jenkel-Axton, Boardmember Carolyn McWaters

VISITORS PRESENT: Kelly McDonald, Rod Hainey, Marilyn Clay, Bobby Pennington, Jim Carson, Ernest Bailes

Board President Browder called the meeting to order at 6:00 p.m. and stated there was a quorum.

1. Invocation, Pledge and Roll Call.
J. Rice gave the invocation and Board President Browder led the Pledge of Allegiance to the US flag and to the Texas flag.
2. Welcome and swearing in ceremony for Marilyn Clay, Director appointed by the City Council to the EDC Board and recognition of departing Director – Eddie Lowery
Board President Browder presented departing Director Eddie Lowery a plaque of appreciation for his time with EDC. City Secretary Smith performed the swearing in of Marilyn Clay to the EDC Board.
3. Approve minutes from January 3, 2018 and January 22, 2018 Meetings
Boardmember Reynolds made a motion to approve the January 3, 2018 and January 22, 2018 minutes with a second from Boardmember Terrell. All members present voted "AYE". Motion carried.
4. Review and approve financial statements.
The financial statements were presented to the boardmembers by City Assistant City Manager Bobby Pennington for review and approval. The \$350k payment to the City for the TDA reimbursement is accounted for in January. J. Rice asked about where the money from the recent easement sale is showing on the balance sheet and the reply is that it is on the Revenue Expense sheet under Sell of Assets. Mr. Pennington spoke on the City audit that was presented at the Feb. Council meeting; it was presented as a clean audit.

Boardmember Reynolds made a motion to approve the January 2018 financial statements with a second from Boardmember Anderson. All members present voted "AYE". Motion carried.
5. Review and approve bill payments
Assistant City Manager Pennington presented for approval to the Board the monthly bill payments.

Boardmember Anderson made a motion to approve bill payments with a second from Boardmember Reynolds. All members present voted "AYE". Motion carried.

6. Approve a funding agreement between the Cleveland Economic Development Corporation and the City of Cleveland for repayment of Texas Department of Agriculture Grant funds in the amount of \$716,105

Board President Browder gave background history on the issue and has reviewed the funding agreement figures. Boardmember Terrell asked why a structured agreement. Assistant City Manager Pennington stated that having it broken out this way gives more balance in debt and EDC did use some of the fund balance in the 1st year's payment.

Boardmember Clay made a motion to approve the funding agreement between Cleveland Economic Development Corporation and the City of Cleveland for repayment of Texas Department of Agriculture Grant funds in the amount of \$716,105 with a second from Boardmember Terrell. All members present voted "AYE". Motion carried.

7. Discuss and take action on authorizing City Staff to accept bids for ballfield and lawn maintenance at the City Park

City Manager McDonald spoke and said that the agreement with Precision Lawns expires in April 2018.

Board President Browder stated that \$4k a month seems high for lawn service and City Manager McDonald stated that when the bid was done originally they were the lowest bidder and they have also expressed their desire to help get the park back in shape. Cleveland Youth Baseball Association (CYBA) has stepped up to help out at the Park. Boardmember Terrell stated that CYBA has maintained their fields in the past and he would like the park use contract for CYBA to be for five years and not just one year. By having CYBA handle the fields it would be a \$50k a year savings, he stated. The board was reminded that the fields have to be maintained year around and not just during the CYBA season.

Boardmember Terrell made a motion to authorize city staff to accept bids for the ballfield lawn maintenance with a second from Boardmember Clay. All members present voted "AYE". Motion carried.

8. Hear summary monthly business prospect report

The report was presented by J. Rice.

9. Public Comments

Jim Carson presented the Chamber update.

10. Closed Executive Session under Tx Govt Code Section 551.072 & 551.087

- Discuss real estate in accordance with the Open Meetings Act, TX Govt. Code Section 551.072.)
- Discuss or deliberate regarding commercial or financial information that has been received from a business prospect that the EDC seeks to have locate, stay or expand in or near the City of Cleveland and with which the EDC is negotiating and to deliberate the offer of a financial or other incentive to such business prospect, all as authorized by Sec. 551.087, Texas Government Code.
-

Board left for executive session at 6:32 pm.

11. Return to Open Session.

- Consider purchase, sale, appraisal and option on real estate and/or procurement of related legal, surveying or environmental assessment assistance and/or consider incentives for business from Item 10, Executive Session, if necessary.

Board returned from Executive Session at 7:43 pm.

Boardmember Reynolds made a motion to approve further negotiations with the first executive session item's group along with Bobby Pennington, Brad Browder and J. Rice with a second from Boardmember Anderson. All members present voted "AYE". Motion carried.

Boardmember Clay made a motion to propose a contract for land purchase of 5 acres of the Industrial Park South that is adjacent to the airport and for the buyer to work with City Attorney and City staff to complete the details with a second from Boardmember Terrell. All members present voted "AYE". Motion carried.

12. Reports and comments from Directors and staff

- Boardmember Terrell visited the new location of Radio Shack. The daughter of the owner has taken over it and is looking for another location.
- City Manager McDonald – Allies Day event is March 7th and stated that at the Chamber banquet Anderson Ford was named the Business of the Year.

13. Adjourn

There being no further business to transpire, Boardmember Anderson moved that the meeting be adjourned, with a second from Boardmember Terrell. Meeting adjourned at 7:52 p.m. All members present voted "AYE". Motion carried.

PASSED AND APPROVED this 26th day of March 2018.

_____/signed_____
 Brad Browder
 Board President

ATTEST:

_____/signed_____
 Angela Smith, City Secretary