

The Cleveland Economic Development Corporation met in person and virtually using Zoom due to COVID-19 social precautions on September 28, 2020, for their monthly meeting with Boardmember Marilyn Clay presiding since Board President Terrell was attending the meeting via Zoom.

**MEMBERS PRESENT:** Board President Fred Terrell, Boardmember Carolyn McWaters, EDC Vice President Marilyn Clay, Boardmember Kelly Jenkel Axton, Boardmember Patrick Caserez, Boardmember Andrew Bounds and City Secretary Angela Smith

**ABSENT:** Boardmember Michele Wyatt

**EMPLOYEES:** Bobby Pennington, Jennifer Jeude, Robert Reynolds

**ATTENDEES:** Jim Carson, Scott Lambert

EDC Vice President Marilyn Clay called the meeting to order at 6:00 pm and stated there is a quorum.

### **PRESENTATION AND COMMENTS**

1. **Invocation, Pledge and Roll Call**

EDC Director Robert Reynolds gave the invocation. Boardmember Jenkel-Axton directed pledge to the American flag and Boardmember Caserez directed pledge to the Texas flag.

2. **Public Comments**

Jim Carson – gave a Chamber update.

No additional comments were provided or received during the live event or via email to the City Secretary as stated on the agenda.

### **REPORTS**

3. **Reports and comments from Directors and staff**

Boardmember Clay thanked Interim City Manager Bobby Pennington for taking on his new duties.

4. **Summary of monthly business prospect report and EDC project updates by EDC Director Robert Reynolds**

EDC Director Reynolds gave updates on business prospect report and EDC project updates. He stated BNSF Railroad and he had a phone meeting on annexation and zoning agreements. Quiktrip may be delayed from their November start date. The building next to Dairy Queen will be Fred Loyla and T-Mobile. The location at Washington & W. Hansen has a potential buyer for it. The Burgerworks project is moving forward. In February, a dentist named Mark G wants to open business on Belcher. TX A&M Prairieview will start welding classes and then move to electrical classes. Adams Homes bought 40 more lots from McKinley and they will be 2,000 sq. foot homes. Robert Reynolds introduced Scott Lambert who is the representative for the Blue Group. Mr. Pennington stated that 21 homes had been permitted this week alone. No BNSF information is available on their progress at this time because it is a 24-month process due to the corp of engineer work. At the airport, there is no Jet A fuel yet but once the tank is empty will fill it up with Jet A fuel. St. Luke's property purchase has to wait 60 days to close – looks to be around Oct. 15<sup>th</sup>. The airport survey is close to being done. TxDot Aviation from Austin is looking to do a workshop and planning session at the airport.

Scott Lambert for Blue Group spoke. This will be a pretty big project about 500 people employed. Land survey is key component to the whole project. Will be visiting the property owner next to the site to see on buying additional footage. Will talk to Union Tank Car about the spur possibility. Scott Lambert visited with Judge Knight on a tax abatement option for Blue Group. Will find a time to do a workshop with Ricky Brown and Judge Knight on this project. They are also checking out Charlotte and Georgia as well. There may be an enterprise fund that can be used, they had a phone call with Senator Nichols. Discussion about possibility on using Earth Energy property occurred.

### **CONSENT AGENDA**

5. **Approve minutes from the August 11<sup>th</sup> and August 24, 2020 business meetings**

6. **Approve monthly financial statements**

7. **Approve quarterly investment report for period ending June 2020**

8. **Approve monthly bill payments**

Boardmember Casarez made a motion to approve consent agenda items 5-8 with a second from Boardmember Bounds. All members present voted "AYE". Motion carried.

9. **Discuss scheduling a workshop with Blue Group**

This item was also discussed earlier in the report section. Interim City Manager Pennington is meeting with the governor's office this week to discuss options. No action taken.

10. **Discuss and get updates on courtesy car for the airport**

EDC Director Reynolds presented the board with updates on the courtesy car for the airport. City Secretary Angela Smith went over the Airport Car Rental Agreement examples in the packet. There was one from Bay City that was adopted for Cleveland's use but also provided two other airport car forms that could be used. Mr. Pennington stated that he thought that the 1<sup>st</sup> example of car agreement is better and does not recommend any changes to that form. On the policy form he does have some changes – 6 bullets down – *take out \$15/hr if purchasing aviation fuel*, next bullet, *remove \$20/hr charge if no aviation fuel used*, on overnight use – refer to FBO for flexibility or not to charge a fee. Since the City owns the airport, it will need to go to the city council for approval. EDC will make the recommendation to council. Distance to use the car: allowing flying in and take care of business in Cleveland is fine – no one should be driving to Houston. Suggestion to add to form to get permission to go into other counties so people can go to Conroe or Humble. Partnering with rental car company just to run to town is not really feasible. The draft is in good shape and very informative. Mr. Pennington also stated that he wanted to have the airport advisory committee review the documents prior to sending to council. EDC members took no formal action but the form was liked and modifications mentioned will be made to the form.

### **CLOSED EXECUTIVE SESSION**

11. **Closed Executive Session**

- a. Texas Government Code Sec. 551.072, Deliberations about the sell, purchase, exchange, lease, or value of real property.
- b. Texas Local Government Code 551.087, Deliberation Regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting economic development negotiations.