



Minutes for EDC Meeting  
Monday May 22<sup>nd</sup> 2023  
907 E Houston, Cleveland TX 77327

Niki Coats, President  
LaDerrington Baldwin, Vice-President  
Durlene Davis, Treasurer  
Rachel Hall, Member  
Terry Blackwell, City Secretary

Robert Reynolds, Director  
Marilyn Clay, member  
Brent McWaters. Member  
Patrick Caserez, Member

### **Public Comments and Reports**

1. Invocation by: LaDerrington Baldwin, Pledge by: Patrick Caserez and Niki Coats. City Council meeting to order we have a Quorum.
2. Public Comments: No public comments.
3. Reports and comments from board members and staff Regarding matters appearing on the agenda; recognition of community members, or upcoming events. Marilyn Clay thanks Public works for the signs and the light as well. Patrick Caserez thanked the owner of the theater for bringing it to Cleveland Tx. Rachell gave her thanks for clean-up Cleveland. LaDerrington Baldwin said the City is growing and looking nice, second by Brent McWaters. Robert Reynolds also thank everyone. Also make sure to attend the Fire Station No.2 dedication on May 5<sup>th</sup>.
4. Monthly Business Prospect Report/EDC project updates by EDC Director Robert Reynolds. Rachel Hall had a question on the opening of Denny's. Robert Reynolds did say they are planning on opening later this year.

### **Consent Agenda**

5. Approve Meeting Minutes: Marilyn Clay made motion, second by LaDerrington. All in favor – Motion passed.
  - a. February 27,2023
  - b. Marc 20,2023 (workshop)
  - c. March 27,2023
6. Approve Monthly Expenses: Marilyn Clay made a motion, second by LaDerrington. All in favor – Motion passed.
7. Approve Monthly Financials: Marilyn Clay request this item to be remove from the agenda and add it to item Number 8. Approved by President Niki Coats. Motion made by Brent McWaters to approve the Monthly Financials. It was second by LaDerrington. All in favor – Motion Passed.

### **Discussion and Action**



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8. Discussion of EDC Commission Budget.: Pamela Harrison did go over the budget per the request of Director Robert Reynolds. Pamela did go over travels, bills and training. Currently EDC is over budget

by \$4,844.00. The budget for the year is \$10,000.00 and they are currently at \$14,844.00. the over budget is due to the San Antonio conference that cost \$5,000.00 per Pamela is not an amount they normally spend on training. Even though there are over budget they can do a line item transfer. As long as the bottom line does not change they can move monies to make them available. Marketing has an available balance of \$8,242.00. Legal/General has an available balance of \$15,000.00. Pamela did research on this line item over the last three years. In 2020 11,874.00 was used, in 2021 \$2,145.00 and in 2023 \$56.00 was used. This line item is a forecast for the year. Monies need to be moved to cover the over budget of \$4,844.00. The administrative contract is budgeted at \$5,000.00 dollars annually. Nothing has been used from this account since 2020. It was used for Community Economic Development. Bret McWaters made the Motion to move \$7,500.00 from legal to cover the over budget in travels, bills and training. Marilyn Clay second it. All in favor – Motion passed.

Marilyn Clay said that Item No. 7 has been explained.

9. Discussion and possible action on Trinity River Food Bank Golf Tournament. Robert Reynolds talked about sponsoring the Golf Tournament in the past and the great outcomes with Mrs. Shipley. Would they like to do an EDC sponsored team or a whole sponsor. Niki Coats did state it would probably easier to do a whole sponsor. Marilyn Clay made the motion for the Big Hitter \$250.00 sponsor, second by Brent McWaters. All in favor - Motion Passed.
10. Discussion and possible action on 2023 TML Small Town Conference. Robert Reynolds spoke and wanted to attend the conference May 11<sup>th</sup> – May 12<sup>th</sup>. Robert Reynolds will attend no one else was wanted to or able to.
11. Discussion and possible action on ICSC Las Vegas Event. Niki Coats spoke of attending in the past, and it not being what it was after he was educated on this. He learned a lot and came back with contacts but it meant nothing. He decided he was going to focus himself on the entry level business. He attended again, setup a booth and struck out again. Niki Coats said if you go and you come back with at least contact they can go with he'll eat his phone. Robert Reynolds spoke he's attended the one in Dallas for 4 years. In 2010 he and Durlene Davis attended that year. They had the same results as Niki Coats spoke of. Robert Reynolds did say he would like to attend the event. LaDerrington Baldwin made a motion to pass on this, second by Brent McWaters. Motion Passed.
12. Discussion and possible action on July 4<sup>th</sup> donation. EDC donated \$2,500.00 last year. Patrick Caserez made the motion to do the same, second by Marilyn Clay. All in favor – Motion Passed.
13. Discussion and possible action on Open Meeting Act Training. No actions needed, only discussion item.
14. Discussion and possible action on Pavilion. Sand blasted, primed and painted. Nicki Coats spoke in depth about this item. Brent McWaters made the motion to put it out for three Bids. Second by Rachell Hall. All in favor- Motion Passed.



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- 15. Discussion and possible action on update of Gateway signs. All signs look great. No action required.
- 16. Discussion update on Airport Car. Car looks great ready for usage. No action required.
- 17. Discussion and possible action on potential projects. No action required.

**Closed Executive Session**

18. Closed Executive Session under Texas Government Code Sec. 551. No action taken.

- A. Texas Government Code Sec. 551.072, Deliberations about the sale, purchase, exchange, lease, or value of real property. M & S Engineering  
Airport and EDC property

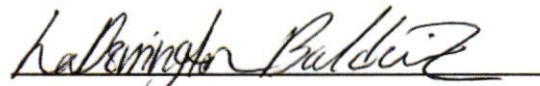
**Return to Open Session (if needed)**

20. Take action as needed on items from Executive Session. No action taken.

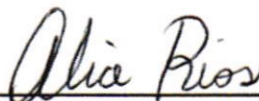
**Adjournment**

Brent McWaters made the motion to adjourn the meeting time is 8:15 pm. Second by Patrick Caserez.  
All in favor – Motion Passed.

PASSED AND APPROVED this 6<sup>th</sup> day of June 2023.

  
Niki Coats, President  
or LaDerrington Baldwin, Vice President

ATTEST:

  
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Alice Rios, ~~Deputy~~ City Secretary  
*Interim*