

The Cleveland Economic Development Corporation met in person and via Zoom on August 23, 2021, for their monthly meeting and Public Hearing on Proposed Budget with Board President Fred Terrell presiding.

**MEMBERS PRESENT:** Board President Fred Terrell, Boardmember Carolyn McWaters, Boardmember Michele Wyatt, , Boardmember Patrick Caserez, Boardmember Kelly Jenkel-Axton, Cleveland EDC Director Robert Reynolds and City Secretary Angela Smith

**ABSENT:** Boardmember Robert Lacey, EDC Vice President Marilyn Clay

**EMPLOYEES:** Bobby Pennington, Jennifer Jeude, Savannah Cunningham, Leslie Herrera

**ATTENDEES:** Lacey Kreger, BNSF via Zoom

EDC Board President Fred Terrell called the meeting to order at 6:00 pm and stated there is a quorum.

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

Robert Reynolds gave the invocation and Patrick Caserez led the pledge to the Texas flag and Michelle Wyatt led the pledge to the US flag.

## **Public Hearing**

**2. Open Public Hearing – The CEDC will hold a public hearing to receive comments from residents of Cleveland with regard to its 2021-2022 fiscal year budget and proposed projects. The nature of the proposed projects are as follows:**

- a. Industrial Park Infrastructure Improvements
- b. Demolition/Clearance—Sites for New Affordable Housing and Businesses
- c. Incentives—Other Businesses—Job Creation and Job Retention
- d. Central Business District Infrastructure Improvements
- e. Job Training Opportunities
- f. Industrial Park—Debt Service
- g. Municipal Park—Debt Service
- h. Airport Improvements
- i. Marketing, Signage and Murals
- j. Downtown Revitalization
- k. Real Estate Purchase(s)
- l. Participation in the proposed creation & funding of a new road from FM 2025 to US 59 by the proposed new Northside school

Public hearing was opened at 6:02 pm. No questions or comments.

**3. Close public hearing**

Public hearing was closed at 6:03 pm

## **Presentations, Public Comments and Reports**

**4. Update from Lacy Kreger on the BNSF Project**

Lacy Kreger spoke via Zoom on the BNSF project updates. They will lease their lots to the customers which takes 9-12 mths of the customers' timelines due to their concept. They are looking to do civil construction by January 2022 and shovel ready by 1<sup>st</sup> Quarter 2023.

City Manager Pennington addressed Ms. Kreger's grant email she had sent and said that Public Management will be contacting Ms. Kreger about the different types of grant opportunities that may be available to her. If available, the City/EDC could assist for water building needs.

**5. Public Comments.**

None

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

It was commented that Ms. Clay was out due to traveling for her anniversary, no other comments made.

**7. Summary of monthly business prospect report by EDC Director Robert Reynolds**

Robert Reynolds reviewed his report.

**8. Project updates:**

*i.* Northside Blvd –

1. Washburn Survey is starting the centerline survey work now.

*ii.* Water meter for downtown irrigation project

1. This was done last Thursday. Robert Reynolds spoke with Tommy Johnson and he was happy with it.

*iii.* Parks & Recreation committee update

1. City Council approved the committee nominees at their last meeting. Staff is working on getting rules and regulations together for the creation of this group.

## **Consent Agenda**

*All consent agenda items are considered routine by the EDC Board and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately*

Consideration and possible action on:

**9. Approval minutes from the July 26, 2021 business meeting**

**10. Approval on approval of monthly bill payments**

**11. Approval of Quarterly Investment Report for period ending June 2021**

Boardmember Caserez made a motion to approve consent agenda items 9, 10 and 11 as presented with a second Boardmember White. All members present voted "AYE". Motion carried.

## **Budget**

**12. Discussion and consideration on approval of FY 2021-22 Proposed Budget**

There is a change in the sales tax to the good of 5% increase per Interim Finance Director Herrera. It is suggested that the increase to go to capital outlay. The proposed budget was discussed in the prior meeting as well.

Boardmember Jenkel-Axton made a motion to approve the EDC proposed budget for FY21-22 was presented with a second by Boardmember Wyatt. All members present voted "AYE". Motion carried.

**Discussion and Action**

**13. Discussion and approval of monthly financial statements**

Boardmember Caserez made a motion to approve the financial statements as presented with a second by Boardmember Jenkel-Axton. All members present voted "AYE". Motion carried.

**14. Discussion and possible action on approval for changes to EDC's Articles of Incorporation**

The changes for approval is the address for the corporation and the name of the registered agent. The registered agent will be changed from Kelly McDonald to the existing City Secretary Angela Smith. There were no other changes presented by the board. This will now go to City Council for approval and then be sent to the Secretary of State as an updated Articles of Incorporation.

**Closed Executive Session**

**15. Closed Executive Session**

- a. Texas Government Code Sec. 551.072, Deliberations about the sale, 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 and with which the governmental body is conducting economic development negotiations.
- Not used.

**Return to Open Session**

**16. Take action as needed on items from Executive Session - Not used**

**ADJOURN**

There being no further business to transpire Boardmember Caserez made a motion for the meeting to be adjourned with a second from Boardmember Wyatt. Meeting adjourned at 6:39 p.m.

PASSED AND APPROVED this 27<sup>th</sup> day of September 2021

  
Board President, Fred Terrell

ATTEST:   
Angela Smith, City Secretary TRMC