



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

Robert Reynolds, Director  
Marilyn Clay, Member  
Brent McWaters, member  
Patrick Casarez, Member

### **Public Comments and Reports**

1. Invocation - Robert Reynolds  
Pledge – All in unison  
Roll Call – All present
2. Public Comments - none
3. Reports and comments from board members and staff – Rachel Hall, spoke of Fall Festival and how businesses can get involved.  
*LaDerrington Baldwin – spoke on how the school district is growing, and encouraged everyone to get out and vote when the time comes.*  
*Durlene Davis – attended the CISD back to school at the Civic Center. There were many children and it was very nice.*
4. Reports and comments by EDC Director Robert Reynolds – Mentioned that Denny's has the approval from the state and is now going to get the approval from the City and is working with Safebuilt. Fat Floyd's is getting ready to move into the new location which was once Church's Chicken. Whataburger is getting ready to built a second location. BNSF is still moving forward. Spent the day with HGAC they came to Cleveland to do a video.  
*Rachel Hall asked if Cleveland was getting an IHOP? Robert Reynolds did say they are talking with Buzzy Bee but have not signed up yet. No agreement or commitment as of yet. When it does become public information Robert Reynolds will share.*  
*Marilyn Clay – did comment that it's good to know that someone is focusing in on Cleveland to bring positive views to show we are growing, and eliminate all the negative things. Brent McWaters – asked Robert Reynolds if he had any information on what new business would be coming on Washington street. Robert Reynolds did mention a convenience store and a restaurant that had been here before. But until it happens he won't know.*
5. Approve Meeting Minutes from July 24, 2023. Tabled due to typo on page 1 and page 2 not being included.
6. Approve Monthly Expenses
7. Approve Monthly Financial Statement
8. Approve Quarterly Investments  
Patrick Casarez asked about the Payable to Sheco Airport. Robert Reynolds said this is the electric bill for the water well which is Sam Houston.

Marilyn Clay made the motion to approve items 6 – 8, second by LaDerrington Baldwin. All in favor, motion passes.

9. Discussion and possible action on EDC annual Budget for 2023-2024. Niki Coats did say that this was approved in the last meeting. But said changes had been made to it, Scott Swigert did speak on the changes. The biggest change was in salary and benefits. The role of Robert Reynolds going into next year's budget. The Council has directed to make the role a split position in will be 80% EDC and 20% City. This would allow Robert to help the City in projects. Currently he is EDC funded. The change is that he will be 80% funded from EDC (salary and benefits) and then 20% will be funded from the City's General fund. Patrick Casarez asked why from City's General Fund and not City Salary, Scott Swigert did go over this in detail. Patrick Casarez asked who Robert Reynolds would fall under. He will be reporting to the City Manager 100 %. Niki Coats asked for a reason, why the 80/20. Scott Swigert did say they want to utilize Robert Reynolds on City Projects and City functions at an 80/20 split and could change later. Members also questioned the office space for Robert Reynolds at City Hall and the charges to EDC from the City. Durlene Davis also questioned the offset monies. Scott Swigert did say the City is making cuts everywhere. EDC had many questions. Nikki Coats said why were they not made aware of the changes prior to today. Over all EDC objected to the changes being made. Niki Coats stated no Action taken on this item as this time.

### **Public Hearing**

10. Public hearing on the proposed budget – fiscal year 2023-2024 – Entered into Public hearing at 7:00 pm. No one spoke at public hearing, motion to close at 7:01 pm.

### **Discussion and Action**

11. Discussion and possible action on TexPool – EDC needs to give access to City Manager and Finance Manager to sign on the TexPool account. Motion made by Marilyn Clay, second by Brent McWaters. All in favor motion passes.
12. Discussion and possible action on appointing City Secretary or designee as EDC Secretary – Motion made by Marilyn Clay, second by Durlene Davis. All in favor, motion passes.
13. Discussion and possible action on September 11<sup>th</sup> workshop – Workshop will be held at City Hall, 12:00 pm – 3:00 pm, lunch will be provided. Mayor and Council will be invited to attend, speaker will be Carlton Swab and BNSF will also attend.
14. Discussion and possible action on TEDC Annual Conference Oct 11<sup>th</sup> – 13<sup>th</sup>. Five people will attend. Marilyn Clay, Durlene Davis, Rachel Hall, LaDerrington Baldwin and Robert Reynolds
15. Discussion and possible action on TEDC and EDC Sales Tax Workshop Nov 17<sup>th</sup> -Robert Reynolds spoke of the one - day workshop on Sales Tax. This item will be tabled.
16. Discussion on potential EDC projects and goals. – 3 quotes received on the Old Fire Station Pavilion. It was tabled due to height on one of the bids (questioned by Council). It will go back to Council in September Agenda.
  - A. Discussion on proposed City projects, Gateway Signs – Robert Reynolds said signs can be placed on 105 East and West.
  - B. Parks and playgrounds expansion and updates