

The Cleveland Economic Development Corporation met on June 24, 2019, for monthly board meeting at City Hall, 907 E Houston St, Cleveland, Texas with Board President Brad Browder presiding.

MEMBERS PRESENT: Board President Brad Browder, Boardmember Fred Terrell, Boardmember Kelly Jenkel-Axton, Boardmember Carolyn McWaters, Boardmember Robert Reynolds, Boardmember Marilyn Clay, Boardmember Niki Coats and City Secretary Angela Smith.

ATTENDEES PRESENT: Kelly McDonald, Bobby Pennington, Jim Carson, J. Rice, Suzanne May-Bahan, Matthew Mercado, Betty Russo, Martha Espinoza, M. Walker

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

1. Invocation, Pledge and Roll Call.

Fred Terrell gave the invocation and Brad Browder led the Pledge of Allegiance to the US flag and to the Texas flag.

2. Public Comments

Jim Carson – gave a Chamber update.

3. Closed Executive Session

a. Deliberations about the sell, purchase, exchange, lease, or value of real property as authorized by Sec. 551.072, Texas Government Code.

EDC members left for closed session at 6:07 pm.

4. Return to Open Session

a. 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 Executive Session, if necessary.

Returned to open session at 6:43 pm.

Boardmember Clay made a motion to authorize staff and legal counsel to pursue negotiations on earnest money contract for seven (7) acres land at the airport industrial park with a second from Boardmember McWaters. All members present voted "AYE". Motion carried.

5. Approve minutes from May 20, 2019 meetings

Boardmember Coats asked for correction to the minutes to change "next year" to "soon" on the sentence starting with "Breaking ground".

Boardmember Reynolds made a motion to approve the minutes with the correction requested by Boardmember Coats with a second from Boardmember Terrell. All members present voted "AYE". Motion carried.

6. Review and approve financial statements

ACM/Finance Director Pennington reviewed the financials. The transfer for \$75k for the sidewalk grant that EDC participated in has occurred.

Boardmember McWaters made a motion to approve the financial statements as presented with a second from Boardmember Terrell. All members present voted "AYE". Motion carried.

7. Review and approve bill payments

Bill payments submitted to EDC:

City of Cleveland	\$ 600.00
Precision Lawns	\$4,010.00
Commecodev, LLC	\$ 870.00
Taylor Tompkins	\$ 60.00
City of Cleveland	\$2,370.00
Sam Houston Electric Co	\$ <u>341.37</u>
	\$8,251.37

Waiting on good weather to have restroom facility put in, it is too wet for the crane that is needed to be used. The utilities were installed two weeks ago.

Boardmember Clay asked about the lawn mowing invoice and if the price is for the park only. The reply is yes; it is only for the park. They do 43 cuts per year, divided into 12 months. The City takes over the park costs 10/1.

Boardmember McWaters made a motion to pay the bills as presented with a second from Boardmember Clay. All members present voted "AYE". Motion carried.

8. Hear summary monthly business prospect report.

Mr. Pennington reviewed the report. He received a call from Chicken Express on Friday and he got them in contact with Burgerworks for space. There is also a non disclosed development that will be mixed use but it is just a proposal at this time. Hibbert Sports is closing the store. Their space will be redesigned for a new tenant. Retail Coach went to Vegas for conference and they are still working on a big box store. They are also working on getting a refresh on demographic data to use at no charge.

9. Reports and comments from Directors and staff.

Niki Coats – Grand Oaks has sold more homes.

Fred Terrell – Asked for latest on Huddle House. City Manager McDonald replied that all is done and the investor is waiting on money from China per their information.

Marilyn Clay – asked for Retail Coach update. Assistant City Manager Pennington replied that it was in the prospect report section. It was then stated that the board wants to see the report that they are paying for.

City Manager McDonald – June 26th TxDOT Stakeholders meeting, City Hall, 2-3 pm, 4th July fireworks had to move to Municipal Park because portable buildings brought into school earlier than scheduled. All the boy CYBA teams are at State tournaments this year.

10. Adjourn

There being no further business to transpire, Boardmember Clay made a motion for the meeting to be adjourned, with a second from Boardmember McWaters. Meeting adjourned at 7:12 pm. All members present voted "AYE". Motion carried.

PASSED AND APPROVED this 22th day of July 2019.

_____/signed_____
Brad Browder, Board President

ATTEST:

____/signed_____
Angela Smith, City Secretary TRMC