

The Cleveland Economic Development Corporation met on July 22, 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 Carolyn McWaters, Boardmember Marilyn Clay, Boardmember Niki Coats and City Secretary Angela Smith.

**MEMBERS ABSENT** – Kelly Jenkel-Axton, Robert Reynolds

**ATTENDEES PRESENT:** Kelly McDonald, Bobby Pennington, Jim Carson, Frieda Joyce, Matthew Mercado, Allison Ortiz, Martha Espinoza

Board President Browder called the meeting to order at 6:03 pm and stated there is a quorum.

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

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

**2. Public Comments**

Jim Carson – gave a Chamber update and introduced three new ambassadors.

**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.

Item 3 was moved to end of meeting.

**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.

Item 4 was moved to end of meeting.

**5. Approve minutes from June 4<sup>th</sup> and June 24, 2019 meetings**

A correction was noted that item number 9, Assistant City Manager's last name was incorrectly listed as McDonald and should be Pennington.

Boardmember McDonald made a motion to approve the minutes with the correction noted 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 majority of the expenses in professional services is legal expenses for Earth Energy. The numbers are as of 3<sup>rd</sup> quarter.

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. Consider approval of September 17, 2019 at 5:30 pm for the EDC Public Hearing on proposed budget and projects.**

The board was reminded that they have to have the public hearing before any money can be spent for the new fiscal year.

Boardmember McWaters made a motion to approve the date for public hearing on the proposed budget/projects for 5:30 pm on Sept 17, 2019 with a second from Boardmember Niki Coats. All members present voted "AYE". Motion carried.

**8. Discuss and take action (if needed) on FY2019-20 Proposed Budget**

Assistant City Manager Pennington reviewed the proposed budget. He spoke about hiring a EDC Director that would be a city employee. The sidewalk downtown project may need additional money - \$130k extra needed from EDC. EDC board wants to be involved on the interview process for EDC director.

No action taken by the board on this item.

**9. Review and approve bill payments**

Bill payments submitted to EDC: This is the corrected list that the board was given at the meeting. SHECO was added after the packet was sent out.

Precision Lawns	\$4,010.00
City of Cleveland	\$ 600.00
Commecodev, LLC	\$ 362.50
SHECO	\$ 436.56
City of Cleveland	<u>\$1,820.82</u>
	\$6,793.32

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

**10. Update on Retail Coach for retail strategy project.**

Mr. Pennington provided an update memo from Aaron from Retail Coach. They are still working on a big box grocery store. Retail Live conference in Austin is next month and he and/or Kelly may be attending. EDC is staying with Retail Coach for another year so we will get fresher research data.

**11. Hear summary monthly business prospect report.**

Mr. Pennington reviewed the report.

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

- Niki Coats – Sharp International has 7 employees now.
- Fred Terrell – Spoke about need for committee on Christmas decorations
- Kelly McDonald – Working with Entergy on grant funding on lighting so staff will know what type of pole lighting to use. Also looking into a larger Christmas tree. The Chamber is expanding their business decorations.
- Marilyn Clay-the quarterly EDC meeting was good information to hear.

**Item 3 – Executive Session (see above for agenda language)**

EDC left for executive session at 7:36 pm

**Item 4 – Return to Open Session**

EDC returned to open session at 7:48 pm. No action taken by the board

**13. 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 7:49 pm. All members present voted "AYE". Motion carried.

PASSED AND APPROVED this 26<sup>th</sup> day of August 2019.

  
\_\_\_\_\_  
Brad Browder, Board President

ATTEST:

  
\_\_\_\_\_  
Angela Smith, City Secretary TRMC