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Elgin Economic Development Corporation

EDC Regular Meeting Minutes

Tuesday, August 10th, 2021 at 5:00 p.m

Elgin Public Library Annex Council Chambers
404 North Main Street, Elgin Texas

Board Members:
Bryan Bracewell - President, Cody Mauck – Vice President, S.H. McShan - Secretary, Molly Alexander, Sue Brashar, Vicki Dumbeck, Forest Dennis

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Attending: Bryan Bracewell, S.H. McShan, Molly Alexander, Vicki Dumbeck, Cody Mauck, and Sue Brashar
Absent: Forest Dennis
Staff: Owen Rock, Brooke Vega

I. **Call to Order**- The meeting was called to order at 5:02 PM by Bryan Bracewell

II. **Approval of Minutes from the July 13th, 2021 Meeting**
Alexander motioned to approve the minutes, Brashar seconded. Motion passed unanimously.

III. **Public Comments** - No public comments

IV. **Financial Report – Updated Financial Report – EDC Director**
Owen presented a financial report to the board.

V. **Discussion and Possible Action to approve the EDC budget for 2022**
Brashar motioned to approve the EDC budget seconded by Dumbeck motion passed unanimously

VI. **Discussion and Possible Action to approve a payment to Circle Brewing Company LLC in the amount of $38,389.20 for reimbursement of Impact Fees as per the Economic Development Agreement approved on May 21, 2019**

Dumbeck motioned to approve a payment to Circle Brewing Company LLC in the amount of $38,389.20 for reimbursement of Impact Fees as per the Economic Development Agreement approved on May 21, 2019. McShan seconded. Motion passed unanimously.

VII. **Discussion and Possible Action to approve an Easement Agreement between Prosperity Bank, QOZB, LLC and the Elgin Economic Development Corporation for access to the Whataburger site and for the EDC Director to sign any documents related to the easement**

Brashar motioned to approve an Easement Agreement between Prosperity Bank, QOZB, LLC and the Elgin EDC for access to the Whataburger site and for the EDC Director to sign any documents related to the easement Dumbeck seconded. Motion passed unanimously

VIII. **Discussion and Possible Action to approve a Declaration of Easements and Restrictions Regarding the Maintenance of Drainage and Detention Facilities and for the EDC Director to sign any documents related to the easements**

Alexander motioned to approve a Declaration of Easements and Restrictions regarding the maintenance of drainage and detention facilities and for the EDC Director to sign any documents related to the easements. McShan seconded the motion. Motion passed unanimously.

IX. **Discussion and Possible Action to approve a Resolution by the Elgin Economic Development Corporation to Approve and Economic Development Agreement with YERICO Manufacturing, Inc for the purchase of property Located in the Elgin Business Park III, Containing 5 Acres More or Less and for the Director of the EDC to Sign all Documents Related to the Sale of the Land to YERICO Manufacturing Inc.**

Alexander motioned to approve a resolution by the Elgin EDC to approve an Economic Development Agreement with YERICO Manufacturing Inc for the purchase or property located in the Elgin Business Park III, containing 5 acres more or less and for the director of the EDC to sign all documents related to the sale of the land to YERICO Manufacturing Inc. Brashar seconded. Motion passed unanimously.

X. **<u>Discussion and Possible Action to approve a Resolution by the Elgin Economic Development Corporation to Approve an Economic Development Agreement with 169 Properties, Ltd for the purchase of property Located in the Elgin Business Park III, Containing 5 Acres More or Less and for the Director of the EDC to Sign all Documents Related to the Sale of the Land to 169 Properties, Ltd</u>**

No action was taken on this item.

XI. **<u>Discussion and Possible Action to adopt a Resolution Authorizing the Issuance of Request for Proposals for Administrative Services and Request for Qualifications for Engineering Services for the EDA FY 2021 American Rescue Plan Act – Economic Adjustment Assistance and Making Certain Findings Related Thereto.</u>**

Brashar motioned to approve the resolution as stated, Dumbeck seconded. Motion passed unanimously.

XII. **<u>Discussion and Possible Action to adopt a Resolution Authorizing Publication of a Notice of Public Hearing and Approving Other Related Matters</u>**

The board tabled the item.

XIII. **<u>Discussion and Possible action to adopt a Resolution Expressing Official Intent to Reimburse for Certain Project Costs</u>**

The board tabled the item.

XIV. **<u>Executive Session - The Elgin Economic Development Corporation Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following: Section 551.072 - Deliberation about real property and/or potential sales, acquisitions, exchanges, leases, dispositions, incentives or values of real property. Section 551.074 Personnel Matters.</u>**

The board went into executive session at 5:03 PM. (Agenda items X-XIII were moved to discuss in executive session.)

XV. **<u>Reconvene - The Elgin Economic Development Corporation Board of Directors will reconvene into Open Session to discuss, consider and/or take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.</u>**

The board came out of executive session at 6:06 PM. The board took action on items X-XIII. Mauck left the meeting at 6:01 PM.

XVI. **<u>Announcements</u>** – Owen announced that there will be a reception for Mayor Cannon and Daniel at the Public Works Yard on Thursday at 4PM with food and refreshments.

XVII. **<u>Adjournment</u>** – The board adjourned at 6:40 PM.

ATTEST:	APPROVED:
S.H. McShan	
S.H. McShan, Secretary	Bryan Bracewell, President