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Elgin Economic Development Corporation

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EDC Regular Meeting Minutes

Tuesday, August 9, 2022 at 6:00 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

Attending: Bryan Bracewell, Cody Mauck, Molly Alexander, S.H. McShan, Vicki Dumbeck

Absent, Sue Brashar, Forest Dennis

Staff: Owen Rock, Kaley Frye

I. **Call to Order** – The meeting was called to order at 6:04 PM by Bryan Bracewell.

II. **Approval of Minutes from the July 12, 2022, Regular Meeting**

Alexander commented that there should be a period behind the V under item VII. Dumbeck motioned to approve the minutes with the addition of a period behind roman numeral V, seconded by McShan. Motion passed unanimously.

III. **Public Comments**

No public comments.

IV. **Financial Report provided by EDC Director Owen Rock.**

V. **Discussion and Possible Action to change the Economic Development Corporation Board meeting start time from 6pm to 5pm going forward**

Rock gives background information on the request for the change of meeting times. Mauck motions to move the EDC board meeting to 5pm on the 2nd Wednesday of the month beginning in September, Alexander seconded the motion. Motion passed unanimously.

Bracewell Tables Item VI. to return to Item III. Public Comments

Scott Mackay, 839 Central Avenue, states that he would like the EDC to withdraw the petition to City Council for a plat change for lot 6A in Elgin Business Park I. Mr. Mackay states that the tenants in the Business Park are not living up to the development standards originally put forward and he would like them enforced.

VI. **Discussion and Possible Action to approve the 2022-23 annual budget for the Elgin Economic Development Corporation**

Rock presents detailed information for 2022-2023 proposed budget. Alexander makes a motion to approve the budget with the contingency of staff bringing back the final numbers regarding salaries, bond indebtedness, and any other changes that the city staff deems necessary. The board reserves the right to go back and reallocate items under Contract & Other Services having to do with marketing, incentive, infrastructure for business recruitment and retention purposes. Once the updated budget is sent out to the board, if there is any concern, the board reserves the right to call a special meeting to have a discussion to move it forward. Mauck seconded the motion. Motion passed unanimously.

VII. Discussion and Possible Action to cancel the Real Estate Contract between the City of Elgin EDC and WisePads LLC.

Dumbeck makes a motion to cancel the Real Estate Contract between the City of Elgin EDC and WisePads LLC, seconded by Mauck. Motion passed unanimously.

VIII. Discussion and Possible Action to approve a payment to Southside Market in the amount of $28,750 for reimbursement of construction costs for the turn-lane on 290 as per the Economic Development Agreement

Bracewell recuses himself from the discussion. Alexander makes a motion to approve a payment to Southside Market in the amount of $28,750 for reimbursement of construction costs for the turn-lane on 290 as per the Economic Development Agreement, Dumbeck seconded the motion. Bracewell abstains from the vote. The motion passed unanimously.

IX. Discussion and Possible Action to a approve Certificate of Deposit for Circle Brewing Company LLC in the amount of $125,000 issued by Frontier Bank.

Bracewell announced we would be taking this item into executive session.

X. 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.

The Board entered executive session at 6:55 PM

XI. 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.

The Board reconvened at 7:52 PM

No action was taken.

XII. Announcements-

No announcements.

XIII. Adjournment – The board adjourned at 7:53 PM.

ATTEST: S.H. McShan

S.H. McShan, Secretary

APPROVED: Bryan Bracewell

Bryan Bracewell, President