

EXECUTIVE MINUTES

FOR

Crockett Economic & Industrial Development Corporation

Board of Directors

Tuesday, September 14, 2021 5:30PM

CEIDC Board of Directors

Chris Von Doenhoff

Gerald Barkley

Robert Thompson

City of Crockett

Mayor Ianthia Fisher

Newspaper

Alton Porter, Ho. Co. Courier

Staff

James J. Gentry

Carolyn Mcknight

- I. Call Meeting to Order by Mr. James Gentry.*
- II. Opening Meeting with Invocation and Pledge of Allegiance. Invocations was led by Robert Thompson. Pledge of Allegiance was recited by ALL.*
- III. Acknowledgement of Visitors and Public Comments. Community Leaders: Jurlinda Gentry, Pam Wells & Lois Ball. Mrs. Wells thanked the Board for allowing them to attend the meeting.*
- IV. Approval of August 17, 2021 Minutes. A motion was made to approve August 17, 2021 minutes by Gerald Barkley. A second was made by Chris Von Doenhoff. The motion was approve unanimously.*
- V. Approval of August 2021 Financials. Mr. Gentry mentioned that the last of the receipts of the Small Business grant efforts that we made with the City of Crockett was on August financials. Twenty thousand dollars of the forty thousand dollars was reimbursed by the City through the Cares Act and the other twenty thousand dollars was directly from CEIDC funds. Mr. Gentry said that several of the businesses were very*

appreciative of those efforts. The other payments are general bills that are paid out each month. A motion was made by Gerald Barkley to approve the August 2021 Financials. A second motion was made by Robert Thompson. The motion was approved unanimously. Mr. Gentry stated that the sales tax receipts have been very good this year. We had targeting \$45,000.00 per month but we have far exceeded that amount in most months.

- VI. **Marketing-Consider and Approve-**Mr. Gentry said that we had visited on these items in our last meeting.
- a. **Due NORTH – Trade & Industries Development-** Due North is an online magazine with site selection and marketing strategy. The total fee is \$400.00.
 - b. **GSLI Site Location Texas Elite 25 Marketing Campaign.** This marketing campaign will target businesses that are interested in coming to Texas. The going price is normally about \$8,000.00. GSLI has a 50% discount on a site selection and marketing for rural areas. The total fee is \$3950.00. The total for both marketing strategies is \$4350.00. After a discussion with the Board, a motion was made Gerald Barkley to approve the two marketing strategies with Due North and GSLI. A second was made by Chris Von Doenhoff. The motion was approved unanimously.
- VII. **EDS Tech Presentation > Workforce Development.** Mr. Muhammed made a brief zoom presentation. After a lengthy discussion with a question and answer period, Mr. Gentry stated that there is a lot more work to be done. The discussion was tabled.
- VIII. **Consider and Approve Grant Writer: Azimuth Grants.** Mayor Ianthia Fisher had some concerns that she had spoken to Mr. Gentry about before the meeting and shared them with the Board. A representative from Azimuth Grants made a zoom presentation. Many questions were asked from the Mayor and the Board to get a better understanding of the grant writing process and the fees. The Board felt like they were putting the cart before the horse. The discussion was tabled.

IX. *Industrial Gas Pipeline Update.* Mr. Gentry stated about a year ago we made some efforts with the City to help get an EDA grant approved that would address the gas lines on fourth and fifth streets as well as broadband. Following the initial efforts we found out at the state level that gas line could not be considered as part of the project. He reached out to CenterPoint gas to see if we did that as a standalone and if they could hold the paid that they gave us two years ago, \$128,000.00 to place the gas line in the Industrial park. We do not want to put the gas line in without having a source for it. The source that had identified from the beginning was with the recycling plant. He met with the recycle plant in June of this year and they would be getting back with us in September. As of today, Mr. Gentry has not heard anything. Right now he is making this information for the Board's knowledge. He will not make a commitment to the gas line until he hears back from the recycling company and knows their level of commitment to the property that they have already purchased. The Board and the mayor had a lengthy discussion. Mr. Gentry said that he wanted the Board to be up to speed as to where we stood with CenterPoint and the price of the gas line.

- X. *Community Outreach.* Mr. Gentry updated the Board on some CEIDC projects:
- a. The potential purchase of the South Fourth Street land (PT. LOT 3, ALL LOT 4, & PT. LOT 5, BLK. A, W. Hazlett Subdivision) is ready to be closed on with owners per Amie Moore, Manager/Escrow Officer with Aldrich Abstract Company. One of the owners of the property owners died and we had to wait until the process of probate. The approved purchase should take place on November 10, 2021.
 - b. The three industrial park signs are up and the final check has been written for payment. Gerald Barkley asked if we could place some self-control solar light on the sign for more visibility. It was agreed upon that it would be a good idea and should not be a great expense.
 - c. Chris Von Doenhoff stated that he would like for the minutes, based on our conversation weeks ago with the Attorney General's office, that he

does not own anything with Aldrich Abstract. He owns the building and they rent from him. Other than that, he has nothing to do with them. Occasionally they might call and say "where did you put that file four years ago?" I would say, "I do not know. Go and look for it." He would like to have something in the minutes to that effect after all that's going on.

- d. Mr. Gentry is in communication with Darling Ingredients regarding access to our rail spur. They are looking for alternative transportation for their materials into the area. They have identified our areas as a potential. He has been in contact with Anjanette Hernandez, North America Railroad Fleet Manager and Darling is waiting for a response from UP Rail as to whether this would be a viable project for our spur.
- e. Mr. Gentry said that Scooter's met with the city about a month ago pertaining to putting in a drive thru coffee shop in Crockett in the near future. The coffee shop will be housed on Loop 304 in front of the HEB. Karla Cameron, Scooter's Coffee Development Coordinator, has reached out for help to direct her to any business licenses (city or state) they might need to open up in Crockett. They are working with the city to get their permits.
- f. Mr. Gentry presented one question to the Board. "Has anyone had time to go to the bank to put their signature on the signature card?"
- g. Workforce Solutions is in conversations with Adult Learning Center. They are interested in expanding their footprints at the Tech Center. Possibly they will be taking one of the classrooms at the Tech Center that is sitting empty. Also the Workforce Rehab group that is located on South 4th Street over in the strip center, Workforce is looking to consolidate all of their forces together in that location. They might want to take advantage of more of the space. The Board and Mayor entered into discussion. The CFO of Onshore, Rick Leukert, stated that employees will be back in the building by November 1st. Mr. Leukert does not see Onshore hiring 100 people within the next year so they are thinking about renegotiating their contract to allow some of the space to

open up for a used spot such as Workforce. Mr. Gentry stated that these are some of the things that he wanted the Board to be aware of.

With no further business to discuss, Gerald Barkley made a motion to adjourn the meeting and a second was made by Chris Von Doenhoff. The motion was approved and the meeting was adjourned.

Gerald Barkley CEIDC President

Robert R. Thompson CEIDC Secretary/Treasurer