

**MINUTES OF MEETING OF
TRINIDAD ECONOMIC DEVELOPMENT CORPORATION
Regular Session**

Tuesday, May 11 2021- 5:30 p.m.

The Board of Directors of the Trinidad Economic Development Corporation convened in public session and Public Hearing on grant funding Tuesday, May 11, 2021, at 5:30 p.m. in the City Hall at 212 Park Street, Trinidad, Texas, and Notice is hereby given that a quorum of the City Council may be in attendance at this TEDC meeting at which time the following subjects were discussed:

1. **Call to Order**: Teresa Crawford called the meeting to order at 5:33 p.m.
2. **Roll Call**: Members present were Betty Sanders, Billy Ray Hornbuckle, Jeff McClintock and Jerry Bannister. Chris Riley was absent.
3. **Invocation**: Chris Riley led the invocation.
4. **Open Forum**: No comments made.
5. **Board Members Inquiry Time**: No comments made
6. **Convened into executive session at 5:35 p.m. pursuant to Section 551.074 to review the applications submitted by Ashlee Mills, Chandra Sutton and Penny Edwards for a vacant seat on the board of the EDC.**
7. **Reconvened into open session at 5:44 p.m. to take action as appropriate in the Board's discretion regarding the applications submitted by Ashlee Mills, Chandra Sutton and Penny Edwards for a vacant seat on the board of the EDC.**

Jerry Bannister said he recommends Ashlee Mills for the seat.

8. Work Session:

- **Don Brawner – discuss City Hall**: Mr. Brawner said it's been a year talking about a new city hall and he wanted to know if the EDC is going to support and help the city with the building. He said he feels that everyone sees and knows we need a city hall. He wanted to know what EDC would be willing to do to help. Jerry Bannister said no one has ever talked about a cost to build. Mr. Brawner said they were looking at a \$4000 sq. ft. building. Teresa Crawford talked about possibly the amount that the American Tower that brings in \$912.43 per month. Jerry Bannister said he saw the pad and he was upset and called Chris Quinn because had said the fill dirt was donated. Mr. Brawner said King Sand & Gravel was going to donate fill dirt and talked with Chris Quinn but that information never was told to anyone and in the meantime the fill dirt was ordered and done. Bryan Miers said he is working on a grant from Mueller Building that possibly could help us. It would be for a shell and

not the foundation. Mr. Brawner said something else to think about is we might have to put the building on hold until we know about the price of materials declining. He said he would bring a figure to them for the next meeting. Chris Riley said the city needs to get some seed on the pad so it won't lose the dirt.

- **Discuss emails from Yolanda with Rural Development on any sale of the EDC property:** Everyone looked at the emails. Teresa Crawford said that any property sold, Rural Development would get a percentage. The property has to be sold at a fair market value and a prorated share sent to Rural Development. Jerry Bannister said the front half will be used for the strip mall.
- **Discuss bond insurance for the officers of EDC:** All officers have to be bonded and renewed yearly. City Administrator will get some quotes.
- **Update any pending businesses:** Jerry Bannister contacted Love's and haven't heard anything back as of today.

Bryan Miers said the gentleman that owns the Texaco said that he wanted to get together because he wanted to expand the station to a truck stop. He also had questions about the corner property. His brother is in the Houston area and would help him. Bryan also knows the owner of San Louis and might be interested in a taco shop.

- **Update on drainage from Hwy 31:** Jerry Bannister reported that he's going to meet with TxDOT and Wendy and her foreman at Commissioner's office. He's going to ask if TxDOT would work on ditch on North side of Hwy 31. Maybe there is a grant to clean out the ditch off of Park Street. Jerry is going to call Mr. Jenkins about an agreement for Henderson County to clean the ditch. City Administrator passed a list of Recreational grants from Texas Parks & Wildlife. A list of Rural Development grants were passed out.
 - **Discuss potential development of new homes:** Nothing new to report. The last person that talked about building homes was proposing a cost of \$225,000 each.
9. **Consider refunding Roy Proper's donation of \$800:** Motion was made by Jerry Bannister to refund the donation of \$800 from Roy Proper. Betty Sanders seconds the motion. Motion carried unanimously.
10. **Consider resignation of Teresa Crawford as President of the EDC:** Betty Sanders made a motion not to accept the resignation of Teresa Crawford as President. Billy Ray Hornbuckle seconds the motion. Motion did not carry with a vote of 2 not to accept and 3 to accept. Motion carried unanimously to accept the resignation.

Jerry Bannister led the meeting from this point to end of meeting.

- 11. Consider appointing a new President:** Motion was made by Chris Riley to appoint Jerry Bannister as President of the EDC. Jeff McClintock seconds the motion. Motion carried unanimously.
- 12. Consider approving budget for fiscal year ending December 2021 and review yearly payables:** Motion was made by Teresa Crawford to approve the budget for fiscal year ending 2021. Billy Ray Hornbuckle seconds the motion. Motion carried unanimously.
- 13. Consider a bid from DeWitt Loven on mowing the EDC property on West Street:** Motion was made by Chris Riley to accept the bid from DeWitt Loven to mow the EDC property on West Street. Billy Ray Hornbuckle seconds the motion. Motion carried unanimously.
- 14. Approve audit for fiscal year ending December 2020 from Anderson, Marx & Bohls:** The audit was passed out to each board member. Motion was made by Chris Riley to accept the audit for fiscal year ending 2020. Billy Ray Hornbuckle seconds the motion. Motion carried unanimously.
- 15. Consider surveying property that EDC bought from the fire department on West Street:** Jerry Bannister made a motion not to survey the property at this time. Jeff McClintock second the motion. Motion carried unanimously.
- 16. Did not convene into executive session. pursuant to Section 551.072, deliberation regarding real property.**
- 17. Consent Agenda: All matters listed under Consent Agenda are considered to be routine by Economic Development Board and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.**
1. Approval of payments of monthly invoices
 2. Approval of the following minutes:
 - April 13, 2021

Motion made by Jeff McClintock to approve the payments of monthly invoices and accept the minutes. Chris Riley seconds the motion. Motion carried unanimously.

15. Adjourn: Motion made by Teresa Crawford to adjourn. Chris Riley seconds the motion. Motion carried unanimously. The meeting adjourned at 7.45 p.m.,

Approved:

Teresa Crawford, Past President

Jerry Bannister, President

Attest:

Betty Sanders, Secretary