



**GROESBECK ECONOMIC
DEVELOPMENT CORP.**

NOTICE: Meeting of Directors
REGULAR SESSION

Officers:

Mike Thompson, *President*
Cynthia Farmer, *Vice President*

Executive Director:

TK Presley

Board Directors:

Matthew Dawley
Whitney Moore
Tamikia Jackson
Ray O'Docharty

NOTICE IS HEREBY GIVEN in accordance with V.T.C.A., Government Code, Chapter 551, that the Board of Directors of the Groesbeck Economic Development Corporation will meet in a public meeting:

6:00 p.m. MONDAY July 15th, 2019

317 W. Navasota Street, Groesbeck, Texas

AGENDA

1. Invocation
2. Call to Order
3. Proof of Posting of Meeting
4. Verification of Quorum
5. Consider Approval of Consent Agenda
- June Regular Session Minutes
6. Facade Grant Consideration: NAPA Auto Parts
7. Director's Report
8. Adjournment

Groesbeck Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney); 551.072 (Deliberation about Real Property); 551.073 (Deliberations Regarding Prospective Gift); 551.074 (Personnel Matters); and 551.087 (Deliberations Regarding Economic Development Negotiations).

I, TK Presley, hereby certify that the above agenda is publicly posted at 3:30 p.m. on July 11th 2019

TK Presley
Executive Director

Agenda Item # 05

Consider Approval of Consent Agenda

Item Overview:

1 attachment:

June 2019 Regular Session Minutes

Specific Action Requested:

GROESBECK EDC MINUTES FOR THE 17th DAY OF JUNE 2019

Be It Remembered that on June 17th, 2019, the Groesbeck Economic Development Corporation met in a Regular Session Meeting at 6:00 p.m. in the Council chambers of the Municipal Building with Executive Director TK Presley presiding.

Board Directors Present:, Matthew Dawley, Mike Thompson, Tamikia Jackson, Cynthia Farmer & Executive Director TK Presley

Board Directors Absent: Ray O'Docharty, Whitney Moore

The meeting was called to order at 6:05 p.m.

Proper posting of the notice of the meeting was verified and a quorum of members was verified present.

Item 5 - Approval of Consent Agenda

- TK Presley asked if everyone had received a copy of the meeting minutes. No amendments or corrections were offered.
- Upon a motion to approve by Mr. Thompson and seconded by Mr. Dawley the motion carried unanimously in favor.

Item 6 - Discussion: Facade Grant Guidelines

- Conversation ensued in regard to the current guidelines in use. Concerns raised were for investments made in businesses that may not stay open and whether a difference should be made for custom branding investments (ie signage) versus general visual improvements (ie building paint). It was agreed that going forward, performance contracts be signed requiring repayment if business closes in less than 12 months of incentive date. It was also noted that upcoming GEDC budgets include a specific line item with an annual limit in order to operate on a first come, first serve basis based on the pre-determined budgeted amount.
- Upon motion to approve by Mr. Thompson and seconded by Mr. Dawley, the motion carried unanimously.

Item 7 - Discussion: Shovel Ready Industrial Park

- Impending sell of the Industrial Park Lot #1 property means we have no immediately available spots at the Industrial Park. It was agreed that once that sell is finalized, it's in GEDC's competitive interest to plan and pursue bids to ready additional acreage for quick use.
- No motion was made or required.

Item 8 - Director's Report

- Ms. Presley briefed the board on the last month's activities and actions.
- No motion was made or required.

Item 10 - Adjournment

- Upon a motion made by Mr. Dawley and seconded by Ms. Jackson, the GEDC voted unanimously in favor to adjourn the meeting at 6:55 p.m. The Motion carried.

APPROVED BY: _____

President, Mike Thompson

ATTESTED BY: _____

Vice President, Cynthia Farmer

Agenda Item # 06

Facade Grant Consideration: NAPA Auto Parts

Item Overview:

2 attachments, 2 pages:

- 1) Rendering of Signage*
- 2) Paid Invoice for signage*

Specific Action Requested:

Mr. Milstead is in the midst of a \$20K+ expansion of our local NAPA store to include updated, lighted signage. The signage has already been designed, ordered and invoice paid in full. His project meets the approved standards for the signage grant, the business is in good standing with the Comptroller's office. He has applied for \$1,500 reimbursement to apply towards the cost of the signage portion of his build-out.



One (1) NEW LED ILLUMINATED Logo, Letterset & Swoosh Direct Mounted on Building Fascia



- Sign & Lighting Maintenance
- LED Sign Lighting
- Parking Lot Light Maintenance
- Sign Maintenance and Conversion
- Sign Construction & Engineering
- Sign Replacement & Erection
- Replacement Faces

This is an original drawing created by Illumatech, Inc. It is submitted for your personal use; however, it shall at ALL times remain the property of Illumatech, Inc. It may only be used in connection with the project being planned for you by Illumatech, Inc. You are NOT authorized to show these drawings to anyone outside of your organization, nor are they to be reproduced, used, copied or exhibited in any other fashion.

CLIENT	NAPA
LOCATION	Groesbeck, TX
PURPOSE	Conceptual - For Approval
SALES REP	Joe Mayeaux
FILENAME	NAPA - Groesbeck, TX - 02-19-2019 - conv
DESIGNER	Kyle Rhody
DATE	02-19-2019
APPROVAL	
SCALE	As Noted
PAGE #	1 of 1
NOTES	



3000 Main St. Suite B
 Baker, Louisiana 70714
 Phone: [225-775-7400]
 Fax: [678-868-2047]
 Prepared by: [Russell Smith]

DATE:
 QUOTE #
 Customer ID
 Valid Until:

2/20/2019
10220191
1038
3/22/2019

Customer

Genuine Parts Company
 4920 Avalon Ridge Parkway
 Suite # 100
 Norcross, GA 30071

Location

Napa Auto Parts
 116 N Ellis St
 Groesbeck, TX

DESCRIPTION	UNIT PRICE	AMOUNT
PRODUCT ONLY		
MFG: (1) 4'6" Napa logo letterset Auto & Truck Parts, LED Illuminated		9,203.00
Freight: Extra		

TERMS AND CONDITIONS

1. Customer to pay all local and state sales tax
2. Service Work is Not Included in Quote
3. Engineer Drawings Are Not Included In Quote
4. Painting and Patching of Building Fascia are Not Included in the Quote
5. Final Electrical Hook Up Is not Provided In the Quote
6. Quote is Subject To Change Depending Upon a Completed Survey
7. Quote is Valid for 30 Days
8. Quote is Subject to Change Pending City Approval

Subtotal	\$	9,203.00
Taxable	\$	-
Tax rate		
Tax due	\$	-
Other	\$	-
TOTAL Due	\$	9,203.00

If you have any questions about this price quote, please contact
 Russell Smith
 225-775-7400
russell@illumatechsigns.com

JUNE - JULY 2019 EXECUTIVE DIRECTOR'S REMARKS

MetalTech Re-location - The contract is drawn up and in VJ's hands. Talks are good, no unforeseen issues have cropped up and as far as I know, everything is still heading our direction. We're just in wait to get everything back signed on his end.

Parkette - We've looked at 3 different options for the last undeveloped portion - asphalt, cement and manicured greenspace. The green space required the most prep work, cost and long term maintenance. Asphalt and concrete are similar in price at ~16K. Overall, we're looking at ~ \$25K to complete this entire development with concrete, railings and parade bench.

Groesbeck Day at the Capital - SBA/SBDC have reached out about arranging a "Groesbeck Day at the Capital". We have a local exploratory meeting planned locally, tentatively in September. I'll keep everyone informed as that date solidifies as

Upcoming Vacation Time - I'll be out on vacation from July 22 - 26th.
