



**GROESBECK ECONOMIC  
DEVELOPMENT CORP.**

**NOTICE: Meeting of Directors  
REGULAR SESSION**

**Officers:**

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

**Board Directors:**

Matthew Dawley  
Whitney Moore  
Tamikia Jackson  
Ray O'Docharty

**Executive Director:**

TK Presley

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**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 Dec 16th, 2019**

317 W. Navasota Street, Groesbeck, Texas

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**AGENDA**

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1. Invocation
2. Call to Order
3. Proof of Posting of Meeting
4. Verification of Quorum
5. Consider Approval of Consent Agenda
  - November Regular Session Minutes
6. Consider Approval of Parkette Rental Application
  - Calie Whitaker
7. January Meeting Re-schedule
8. Director's Report
9. 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 before 3:30 p.m. on December 13th 2019

TK Presley  
*Executive Director*

Agenda Item # **05**

## **Consider Approval of Consent Agenda**

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***Item Overview:***

*1 attachment:*

*November 2019 Regular Session Minutes*

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## GROESBECK EDC MINUTES FOR THE 18th DAY OF NOVEMBER 2019

**Be It Remembered** that on November 18th, 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, Ray O'Docharty, Whitney Moore, Cindy Farmer, Tamikia Jackson, Mike Thompson & Executive Director TK Presley

The meeting was called to order at 6:01 p.m.

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

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### **Item 5 - Approval of Consent Agenda**

- TK Presley asked if everyone had received a copy of the meeting minutes from the September regular session and August budget workshop. No amendments or corrections were offered.
- Upon a motion to approve by Mr. O'Docharty and seconded by Mr. Dawley the motion carried unanimously in favor.

### **Item 6 - Real Estate: Parkette Contract Terms for Review**

With the Parkette now having the final major work done, interest in usage is picking up. TK Presley presented potential terms for inclusion in an official operating contract. Terms with any updates or subtractions will be run by legal for a third review.

- A motion to proceed was made by Mr. Thompson and seconded by Ms. Farmer and carried unanimously in favor.

### **Item 7 - Director's Report**

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

### **Item 8 - Adjournment**

- Upon a motion made by Mr. O'Docharty and seconded by Ms. Jackson, the GEDC voted unanimously in favor to adjourn the meeting at 6:31 p.m. The Motion carried.

Agenda Item # 06

## Consider Approval of Parkette Rental Applicant

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*0 attachments*

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**Director Comments:** Ms. Calie Whitaker wants to jumpstart her mobile food-truck business at the Parkette. She is requesting a 3 month test run.

- Her day at the Taste of Groesbeck event was good. The unit looked nice, service was good and there were lots of compliments shared about her food throughout the day.
- We've spoken about a \$250/month lot fee with a \$200/security deposit.
- Though the applicant proposed a 12/17 set-up date, January 2nd or January 6th would work better. There will be more traffic after the holidays will have time to pre-market ahead of time since no marketing has been done.

Agenda Item # **07**

## **Reschedule January Meeting**

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It's that time again. The 3rd Monday of January is a national holiday. We need to postpone or otherwise reschedule the meeting.

Agenda Item # 08

## **Director's Report**

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## NOVEMBER - DECEMBER 2019 EXECUTIVE DIRECTOR'S REMARKS

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***Industrial Park/Kleen Air Project*** - The appraisal is done. Our industrial park has 108 available acres valued at \$1,625,000. Based on comparable market resale value, it's worth about \$15K/acre.

We're still on track to get our application submitted before Waco and our EDA rep is positive about the competitiveness of the project. These next few months will be crucial to get everything across the line.

***MetalTech/Industrial Lot #1*** - I got VJ and Radney sat down together to review options and drawings. I've followed up with both and they are moving forward.

***Sales Tax Workshop*** - It was a great class, good review and overview of the changes in regulation. I've included the included primer for elected officials in this packet. The full course materials are always available at City Hall.

***LSCO Website Updates*** - Groesbeck, Mexia & Kosse EDCs are working with the Tourism Committee on a large update of the website for 2020.

***Ec Dev 101*** - Groesbeck EDC, Mexia EDC and the ED division of the State Governor's Office are teaming up to spearhead a 3 part regional education series covering various topics on how EDC works. We've also had supportive feedback from the state comptroller's office who will likely participate. Other potential participants include HOTCOG and training consultants. The goal is to help inform the regional communities who do not have an ED entity, (hopefully) inform some of our more spirited or mal-informed citizens and to inspire future ED participants.

***Taste of Groesbeck*** - After a scramble to get a suitable tree, overall, the event went well. It was our first time staging an event like that so we learned a lot. Attendance was okay but has room for improvement as the event gains traction.