



**GROESBECK ECONOMIC
DEVELOPMENT CORP.**

NOTICE: Meeting of Directors
REGULAR SESSION

Officers:
Cynthia Farmer, *Vice President*

Executive Director:
TK Presley

Board Directors:
Matthew Dawley
Whitney Moore
Tamikia Jackson
Ray O'Docharty
Warren Anglin

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 October 18th, 2021

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
- August Regular Session Minutes
6. Director's Report
7. 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 October 15th 2021

TK Presley
Executive Director

Agenda Item # **05**

Consider Approval of Consent Agenda

Item Overview:

1 attachment:

August 2021 Regular Session Minutes

GROESBECK EDC MINUTES FOR THE 16th DAY OF August 2021

Be It Remembered that on August 16th, 2021, 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, Tamikia Jackson, Ray O’Docharty, Warren Anglin

Board Directors Absent: Cindy Farmer, Whitney Moore

Staff: Executive Director TK Presley

The meeting was called to order at 6:00 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 from the July regular session. No amendments or corrections were offered.
- Motion was made by Mr. Dawley to approve, seconded by Mr. O’Docharty and passed unanimously in favor.

Item 6 - FY 21 - 22 Proposed Budget Review

- Ms. Presley confirmed that each board member received a copy of the proposed budget. Beginning with changes to revenue, continuing through to expenditures and finally the bottom line total were reviewed and discussed as needed. Discussion ensued as to the closing of revenue line item R1 (Steel Fitness) in reference to its representing a successful deal reaching term. \$13,860 additional was added for debt obligation, furniture and fixtures and cost of living adjustment. All else remained the same, saw minor adjustment or reduction.
- A motion to approve was made by Mr. Dawley and seconded by Mr. Anglin. All were in favor for the unanimous approval of FY 21 - 22 GEDC budget.

Item 7 - Director’s Report

- Ms. Presley briefed the board on business, movement and activities for the last month.
- A motion was not required or made.

Item 8 - Adjournment

- Upon a motion made by Mr. Dawley and seconded by Ms. Jackson, the GEDC voted unanimously in favor to adjourn the meeting at 6:27 p.m. The Motion carried.

Agenda Item # 06

Director's Report

Item Overview:

We're crossing the finish line on a major deal and rounding the corner on some others...

SEPTEMBER - OCTOBER 2021 EXECUTIVE DIRECTOR'S REMARKS

Kleen-Air - ...is done and moved into the new facility. Mission accomplished.

Kymera - ...is about to begin their move into Groesbeck. Jason, CEO, flew into town Friday to meet with myself and Adam, COO, to tour what is about to become home to Kymera Body Board's flagship manufacturing and distribution center.

JellyStone - I've been getting reports of people in the region seeing television commercials for the the park stating a 2022 open date but there has been nothing scheduled with the City to run water lines. There has been some, but little movement at the site location.

MetalTech - I've been out to the industrial park with owner of the company, his builder and Keith Tilley. We've reviewed boundary maps, utilities and topography to determine a location that makes sense for the potential placement. Right now, I'm gathering quotes to have the location cleared of trees. Following that will be a survey.

The Opal Cactus - A couple of months ago, TOC launched their e-commerce website which has been up and running. Now, we're entering a second phase of the project to generate traffic outside of local customers.

Limestone Nutrition - Opened for business on Oct 18th and have been doing well. These ladies have put a lot of work into Groesbeck's first health and nutrition retail business and are preparing a proposal for the board seeking performance incentives. They hope to be able to present at the November meeting.

New Small Business Development Rep - Several weeks ago, we lost our dedicated SBDC Business Analyst, Amy Freeman to Waxahachie. We now have a new addition to the regional team in John Doshier. He hit the ground running and has already shown himself to be a great asset. Like Amy, he will office in Mexia while covering Groesbeck as well.

Industrial Park/Build Back Better - Certainly with, but even without a successful build of the proposed Metal Tech facility to the industrial park, we will soon be very short on space to expand businesses there. Completing the remaining half mile of road and utilities is estimated to cost \$2 - 3.5 million dollars. On Oct 14, that project was submitted as a part of a regional bid through HOTCOG to apply for federal funds to help us make that happen. If the regional project is accepted, we'd be looking at a substantial monetary match to make that

- If you don't mind, please take a minute to share a silent prayer or supportive word for our Board VP, Cindy Farmer and her husband Darius. He's been on a long road to recovery but still needs us all in thought, well wishes and prayer.

