

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
BORGER ECONOMIC DEVELOPMENT CORPORATION
A TEXAS INDUSTRIAL DEVELOPMENT CORPORATION**

Time and Place

The following are the Minutes of the Board of Directors of the BORGER ECONOMIC DEVELOPMENT CORPORATION, a Texas Industrial Development Corporation organized under Section 4A of the Development Corporation Act of 1979, 1111 Penn Avenue, Borger, Texas on January 09, 2018 at 11:30 a.m., said meeting having been held on the call of the incorporators.

Present at the meeting were MICHELLE GRIFFIN, LISA JONES, SCOTT MILLS and NORMAN SARGENT and JESSE SHUFFIELD as Directors of the Corporation.

Also present were:

Katie Lingor, Executive Director, Borger EDC
Sue Headlee, Office Manager, Borger EDC
Jeff Whittington, Program Compliance Manager, BEDC
Joe Price, Assistant City Manager

Michelle Griffin, Acting President, called the meeting to order at 12:02 p.m.

1. Michelle Griffin confirmed the presence of a quorum.
2. **Discuss and take appropriate action on Karl Sosebee's resignation.**

Lisa Jones made the motion to accept Karl Sosebee's resignation from the Board. Following a second by Norman Sargent, motion carried.

3. **Oath office for new Board Member Jesse Shuffield.**

Jesse Shuffield was sworn in as Director of the BEDC by Office Manager Sue Headlee.

4. **Approve Minutes of December 12, 2017 Meeting.**

Motion was made by Scott Mills to approve Minutes of the December 12, 2017 Board meeting. Lisa Jones seconded the motion. Motion carried.

5. **Discuss and take appropriate action on December 2017 Financials and Expenditures.**

Following discussion, Norman Sargent made the motion to approve the December 2017 Financials and Expenditures and approve Katie Lingor to review Retail Coach and approve final payment. Motion was seconded by Jesse Shuffield. Motion carried.

6. **Discuss and take appropriate action on training and membership dues for CEO Katie Lingor.**

Lisa Jones made the motion to approve training and dues for Executive Director Katie Lingor. This includes membership in the Texas Economic Development Council and the TEDC Basic Economic Development Course, the TEDC Economic Sales Tax Workshop and the TEDC Annual Conference. Motion was seconded by Jesse Shuffield. Motion carried.

7. **Update on Robert Archer, d/b/a Morton Lumber Co. progress.**

Program Compliance Manager Jeff Whittington reported that Robert Archer has requested \$65,000. Robert has ordered building permits. He said there is no deadline of the opening of the new facility, but progress is going full blast.

8. **Executive Session**-Pursuant to Vernon's Texas Code Annotated Government Code, Title Chapter 551, Section 551.071 (legal), Section 551.072 (property), Section 551.074 (personnel), Section 551.087 (negotiations) the Board entered into closed Executive Session at 12:24 p.m. to discuss the following:

- A. Discuss extending Program Compliance Manager's contract.
- B. Discuss options on existing real estate holdings.
- C. Discuss BEDC Incentives with RNN Hotels, LLC.
- D. Discuss a proposed Chapter 380 Agreement for tax incentives between RNN Hotels, LLC and the City of Borger.
- E. Discuss K D Precision Pump Loan and Line of Credit.

9. **Return to Open Session.**

Board returned to Open Session at 1:10 p.m.

10. **Discuss and take appropriate action on extending Program Compliance Manager's Contract.**

Lisa Jones made the motion to extend the Program Compliance Manager's contract on a month-to-month basis. Following a second by Jesse Shuffield, motion carried.

11. **Discuss and take appropriate action on existing real estate holdings.**

Scott Mills made the motion to authorize Katie Lingor and Jesse Shuffield to lower the price on 2730 Huber Ave. to \$195,000. They will present the offers on 605 Industrial and 2730 Huber Ave. to the Board at a Special Meeting. Lisa Jones seconded the motion. Motion carried.

12. **Discuss and take appropriate action on BEDC Incentive Agreement with RNN Hotels, LLC.**

Jesse Shuffield made the motion to authorize the BEDC to administer the Incentive Agreement with RNN Hotels, LLC and send the Agreement to the City for approval/denial. Lisa Jones seconded the motion. Motion carried.

13. **Discuss and take appropriate action on recommendation to City Council for approval/denial of a proposed Chapter 380 Agreement for tax incentives between RNN Hotels, LLC and the City of Borger.**

Jesse Shuffield made the motion to recommend the BEDC to submit the proposed Chapter 380 Agreement for tax incentives between RNN Hotels, LLC and the City to the City Council for approval/denial. Following a second by Lisa Jones, motion carried.

14. **Discuss and take appropriate action on K D Precision Pump Loan and Line of Credit.**

Norman Sargent made the motion to roll K D Precision Pump's Line of Credit into their existing Loan at 4.25% interest for five years. Scott Mills seconded the motion. Motion carried.

10. **Adjourn.**

Motion to adjourn was made at 1:28 p.m. by Scott Mills. Motion was seconded by Lisa Jones. Motion carried.

Acting President _____
Michelle Griffin

Secretary-Treasurer _____
Lisa Jones