

**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 St., Borger, Texas on March 12, 2019 at 9:30 a.m., said meeting having been held on the call of the incorporators.

Present at the meeting were MICHELLE GRIFFIN, LISA A. JONES, 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
Eddie Edwards, City of Borger
Joe Price, City of Borger
Teresa Alcola, Borger News Herald

President Michelle Griffin called the meeting to order at 9:30 a.m.

1. Michelle Griffin confirmed the presence of a quorum.
2. **Consider and take appropriate action on the approval of the Minutes of the February 12, 2019 regular meeting.**

Scott Mills made the motion to approve the Minutes of the February 12, 2019 regular meeting. Lisa Jones seconded the motion. Motion carried.

3. **Consider and take appropriate action on February 2019 Financials and Expenditures.**

Executive Katie Lingor presented the February 2019 Financials and Expenditures. Following review and discussion of the financials, Norman Sargent made the motion to approve the January 2019 Financials and Expenditures. Jesse Shuffield seconded the motion. Motion carried. Director Lisa Jones had temporarily stepped out of the room, so her vote was marked as

“abstained”.

4. Presentation of Small Business Incentive Program (SBIP) application submitted by Body and Sol 2, LLC (Body & Sol Boutique, located at 419 N. Main St., Borger, Texas).

Executive Director Katie Lingor, on behalf of Kandus Jeffers, presented an application for the Small Business Incentive Program from Body and Sol 2, LLC. The application includes a request for partial reimbursement for a façade project, including a new sign, awnings, lighting for the building and planters at the front of the building. Mrs. Jeffers is also requesting funds for security and locks with keyless entry. The total cost of the upgrades will be \$10,975.00. If approved, \$2,000.00 of the façade work would be reimbursed at 100%. The balance will be reimbursed at 50%.

5. Executive Session-Pursuant – The Board entered into closed Executive Session at 10:52 a.m. to discuss the following:

- A. Deliberation regarding economic development negotiations in accordance with the Texas Open Meetings Act, Section 551.087:
 - i. Deliberate on the SBIP application submitted by Body & Sol.
 - ii. Project #P2019-07 (Infrastructure Improvements).

- B. Consultation with attorney in accordance with the Texas Open Meetings Act, Section 551.071, regarding:
 - i. Pending litigation and/or settlement offer with K D Precision Pump & Industrial Maintenance, LLC.
 - ii. Settlement offer with Blue Creek Mercantile, LLC.

No action was taken during Executive Session.

6. Board returned to Open Session at 11:25 a.m.

7. Consider and take appropriate action on the SBIP application submitted by Body & Sol 2, LLC.

Norman Sargent made the motion to approve the SBIP application submitted by Body & Sol 2, LLC with the exception of the security system and locks. Lisa Jones seconded the motion. Motion carried.

8. Consider and take appropriate action on litigation and/or settlement offer with K D Precision Pump & Industrial Maintenance, LLC.

Lisa Jones made the motion for Executive Director Katie Lingor to sign affidavit in a motion for summary judgment against K D Precision Pump & Industrial Maintenance, LLC. Jesse Shuffield seconded the motion. Motion carried.

9. Consider and take appropriate action on settlement offer with Blue Creek Mercantile, LLC.

Norman Sargent made the motion to revise settlement offer and accept the check for \$40,000.00 and settle. Lisa Jones seconded the motion. Motion carried.

10. Consider and take appropriate action to pursue feedback from employers and workforce on demand for new workforce housing, including market-rate multi-family housing and single-family homes.

This item was tabled.

11. Consider and take appropriate action to pursue a regional tourism coalition, in accordance with the Borger EDC's 2018-2019 Annual Work Plan Objectives to Promote Tourism & Cultural Activities.

Executive Director Katie Lingor presented several ideas to the Board for economic development and tourism. Windshield tours, regional tourism and using professional services to encourage regional tourism were discussed. Katie suggested the BEDC explore developing a "Visit Widget" app, which is used to create community and regional calendars of events that encourage regional tourism. She proposed the BEDC host a regional meeting with other towns in the area to discuss a regional tourism coalition and invite Eric Miller, previous director of communications at Amarillo's Convention and Visitors Council for 21 years, to be guest speaker. This meeting would be scheduled for sometime in July from 9:30 a.m. until 1:30 p.m. with a luncheon included. Lisa Jones made the motion for Executive Director Katie Lingor to pursue a regional tourism coalition, in accordance with the Borger EDC's 2018-2019 Annual Work Plan Objective to Promote Tourism & Cultural Activities. Norman Sargent seconded the motion. Motion carried. Jesse Shuffield abstained from the vote.

12. Presentation of updates from March 5, 2019 CAP.

Executive Director Katie Lingor reported to the Board that Phillips is planning a small turnaround in the fall and is on a 5 year cycle now for its large turnarounds, with the next large one planned for 2023. There will be very little turnaround activity at Phillips for the next 3 years. Solvay is working to increase their production capacity. Last year they increased their capacity by 10%. This year

they will increase capacity by an additional 10% and estimate by 2020 they will have increased capacity by 40%. Solvay is also welcoming a new Plant Manager to Borger from their headquarters in Italy.

13. Presentation of community updates related to economic development objectives.

Executive Director Katie Lingor reported several community updates related to economic development objectives, including:

Stepping Stones Learning Day Center is working with a local church to open a five-day-a-week full-service day care. Katie is working with them in a volunteer capacity.

The “Make Borger Beautiful” Committee’s Strategic Plan has been adopted by the City.

High Ground Spring meeting will be held in Amarillo on May 1 through May 2. Executive Director Katie Lingor and Office Manager Sue Headlee are planning to attend.

Project Build Borger sponsored a “Young Professionals” meet and greet. The location was “At the Ranch” on Main Street.. Refreshments were donated. It was a successful event. At this time, the group is planning a meeting every other month. Katie is serving in a volunteer capacity.

Jesse Shuffield gave updates on Dalhart and Spearman.

14. Comments from Directors or City Staff.

Executive Director Katie Lingor reviewed future Board meeting dates with the Board. They are as follows:

April 9, 2019—Regular meeting date
May 14, 2019—Regular meeting date
June 11, 2109—Regular meeting date
July 23, 2019---Rescheduled

15. Adjourn

Motion to adjourn was made at 11:57 a.m. by Lisa Jones. Second was made by Scott Mills. Motion carried.

President

Michelle Griffin

Secretary-Treasurer

Lisa A. Jones