

**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 March 14, 2017 at said meeting having been held on the call of the incorporators.

Present at the meeting were RICK MCDONALD, JOSH REGAN, NORMAN SARGENT and KARL SOSEBEE and as Directors of the Corporation.

Also present were:

Dan Redd, CEO, Borger EDC
Sue Headlee, Office Manager, Borger EDC
Daren Brown, Stockard, Johnston & Brown Attorneys
Robert Vinyard, City of Borger
Eddie Edwards, City of Borger
April Davis, Borger News Herald

Rick McDonald called the meeting to order at 11:53 a.m.

1. Rick McDonald confirmed the presence of a quorum
2. **Approve February 21, 2017 Minutes and March 02, 2017 Minutes**

Motion was made by Norman Sargent to approve Minutes of the February 21, 2017 meeting and Minutes of the March 02, 2017 meeting. Motion was seconded by Karl Sosebee. Motion carried.

3. **Financial Statements/Approve Expenditures for February , 2017**

Dan Redd reported on February Financials and Expenditures. He reported to the Board that the City check for February was \$99,760.20 a 15.93% decrease from the same month last year. He also reported cash balances, rent, receivables and expenditures. Motion was made by Karl Sosebee to approve February Financial Statements and Expenditures. Motion was seconded by Norman Sargent. Motion carried.

4. **Appoint Two Board Members as Financial Committee**

Motion was made by Karl Sosebee to appoint Josh Regan and Norman Sargent to the Financial Committee. Following a second by Rick McDonald, motion carried..

5. **Report from Retail Coach**

Dan Redd reported to the Board that he had received Reports from Retail Coach on Borger's Primary and Secondary Retail Trade Areas. The Primary Trade Area includes those consumers who shop in Borger on a daily basis. The Secondary Trade Area includes those consumers who shop in Borger on the weekends or a couple of times per month. The Retail Gap Analysis analyzes how many retail dollars are leaving Borger and are being spent in other areas, such as Amarillo.

Aaron Farmer, with Retail Coach will be returning to Borger to meet with retail merchants and local citizens.

6. **By-Laws Review**

Directors discussed By-Laws and will make a more extensive review at a future Board Meeting.

7. **BEDC Web Page Review**

Dan Redd reported to the Board that the BEDC web page has Agendas and Minutes of Board meetings posted and available to the public. These will be posted monthly in the future.

8 **Executive Session**

Board entered into Executive Session at 12:12 p.m. to discuss the following.

- A. Discuss Blue Creek loan and rent commitments.

9. **Open Session**

Board returned to Open Session at 1:07 p.m.

10. **Discuss and take appropriate action on Blue Creek loan and rent commitments.**

A motion was made by Norman Sargent to give Blue Creek 90 days to vacate the building at 2730 Huber Ave. by July 1, 2017. Also, to present a promissory note to Blue Creek and any other related entities to pay the BEDC the outstanding balance owed on the loans and back rent at a rate of 3% interest. The promissory note will be for 1 year on a 10 year amortization with the option to renew annually until the note is paid in full. The promissory note will be secured with an agreed judgment to be signed by Blue Creek and Steve Lesley for the full balance owed Borger EDC. A failure by Blue Creek and other entities to vacate the building will constitute a default on the promissory note.

Motion was seconded by Karl Sosebee. Motion carried.

11. **Adjourn**

Motion to adjourn was made at 1:10 p.m. by Karl Sosebee. Following a second by Norman Sargent, motion carried.

Vice-President: _____
Rick McDonald

Secretary-Treasurer: _____
Jesse Shuffield