

**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 October 11, 2016 at said meeting having been held on the call of the incorporators.

Present at the meeting were MIKE AMOS, KARL SOSEBEE, RICK MCDONALD, JESSE SHUFFIELD and JOSH REGAN as Directors of the Corporation.

Also present were:

Dan Redd, CEO, Borger EDC
Sue Headlee, Office Manager, Borger EDC
Robert Vinyard, Mayor, City of Borger
Eddie Edwards, City Manager
Karen Felker, City Council Member
Milton Ooley, City Council Member
April Davis, Borger News Herald
Jodina Plumley, Yucca Estates No. 5
Michael Plumley, Yucca Estates No.5
Phillip Keeton, KD Precision Pump Repair
Che Shadle, OJD Engineering
Drew Powell, ABC Chanel 7 News

Mike Amos called the meeting to order at 11:52 a.m.

1. Mike Amos confirmed the presence of a quorum.

2. **Swearing in of Josh Regan as new Board Member**

Josh Regan, Plant Manager of Agrium, was sworn in as a Director of the B.E.D.C. His term will expire on June 30, 2018.

3 **Approve September 13, 2016 Minutes**

Motion was made by Jesse Shuffield to approve Minutes of the September 13, 2016 meeting. Motion was seconded by Karl Sosebee. Motion carried.

4. **Financial Statements/Approve Expenditures for September 13, 2016**

Dan Redd reported on September Financials and Expenditures. He reported to the Board that the City check for September was \$70,987.59 a 25.35% decrease from the same month last year. He also reported cash balances, rent, receivables and expenditures. Mike Amos gave the Board two graphs showing the monthly Sales Tax receipts for the B.E.D.C. from 2007 through September.

Motion was made by Karl Sosebee to approve September Financial Statements and Expenditures. Motion was seconded by Jesse Shuffield. Motion carried.

5. **Discuss and Take Appropriate Action on Borger Business Park**

Che Shadle, OJD Engineering, reported to the Board on Bids for Paving Improvements and Utilities for the Borger Business Park . Bids were made for paving with concrete or asphalt. OJD recommended that D.E. Rice Construction, low bidder, be the paving contractor on this project. Also bids for the utilities, which include all water, sewer, lift station and force main work associated with the project were discussed. OJD Engineering recommended Wampler Construction, low bidder, be the utilities contractor. Following discussion the following motions were made:

- A. Motion was made by Karl Sosebee to award D.E. Rice Construction the contract for paving the Borger Business Park with concrete and paving SPS Road with asphalt. Following a second by Josh Regan, motion carried.
- B. Motion was made by Rick McDonald to award the utilities contract to Wampler Construction. Following a motion by Karl Sosebee, motion carried.

6. **Presentation by Michael and Jodina Plumley on Yucca Estates No. 5**

Michael Plumley gave a presentation to the Board on the possibility of a new housing addition on the south east side of Borger. This would be on six acres that the Plumleys own. The objective is to get 10 to 12 investors to commit to buy lots and build spec homes. There have been no spec home additions in Borger since the 1980s. The lots will list for \$35,000 to \$45,000 each. With 10 investors buying lots with an average price of \$40,000, this would result in \$400,000. The Plumleys are requesting a loan of \$612,000. The B.E.D.C. will be paid as the lots are sold. The balance of the loan will be paid over 36 months.

No action was taken by the Board at this time.

7. **Presentation by Phillip Keeton on KD Precision Pump Repair**

Phillip Keeton gave a presentation to the Board on KD Precision Pump Repair. He stated that refineries or plants in general need repair service for rotating equipment such as pumps, turbines and compressors. He said there is a need because at this time this type of repair service is not available locally. He said he already has a building and experienced people to work for him. He presented projected financials to the Board. He was requesting a loan of \$510,000.

No action was taken by the Board at this time.

8. **Executive Session**

At 12:57 p.m. the Board entered into Closed or Executive Session to discuss the following:

- A. Discuss Yucca Estates No. 5 Project.
- B. Discuss KD Precision Pump Repair Project.

No action was taken by the Board at this time.

9. **Return to Open Session**

Board returned to Open Session at 1:19 p.m.

10. **Discuss and Take Appropriate Action on Yucca Estate No. 5 Project**

Following discussion, motion was made by Karl Sosebee to loan Michael and Jodina Plumley \$612,000 for 36 months at 6%. As the lots are sold the price will come back to the B.E.D.C. as payments.. Motion was seconded by Jesse Shuffield. Motion carried.

11. **Discuss and Take Appropriate Action on KD Precision Pump Repair**

Following discussion on a request for \$509,865 for 60 months at 6%, no action was taken and died due to lack of a motion.

12. **Adjourn**

Motion to adjourn was made at 1:24 p.m. by Jesse Shuffield. Following a second by Rick McDonald, motion carried.

President: _____
Mike Amos

Secretary-Treasurer: _____
Jesse Shuffield