

**WHITE OAK ECONOMIC DEVELOPMENT
CORPORATION REGULAR BOARD MINUTES
WHITE OAK CITY HALL
AUGUST 29, 2017
6:00 P.M.**

MEMBERS PRESENT : Thomas Cash, Barbara Ray, Curtis Smith, Gary Shaver, Mike Gilbert, James Crump

MEMBERS ABSENT : Greg Hulett

STAFF PRESENT : Charlie Smith, Sherry Roberts, Maureen Carrigan

CALL TO ORDER

President Cash called the meeting to order at 6:00 p.m. and thanked the Board and staff for their time to attend meetings.

CONSENT AGENDA: All matters listed under the Consent Agenda are considered routine and will be enacted in one motion. Should the President, a Board member, or a citizen desire discussion of any item that item will be removed from the Consent Agenda and will be considered separately.

- a. Approve Minutes from the July 20, 2017 meeting.
- b. Accept EDC Monthly Financial Reports from July 2017.

Motion to approve made by Vice-President Smith, seconded by Board member Shaver. Carried unanimously.

PRESENTATIONS

- a. James Reis – Anytime Fitness

Mr. Reis informed the Board that he and his wife are purchasing the previous Family Dollar building. They own the Gilmer Anytime Fitness and plan to bring the franchise to White Oak. He and his wife are owner/operators. He recognizes the amount of work and renovation that is needed to the building. The building is 9,000 sq. ft., the gym will be around 6,700 sq. ft. and will be one of the largest around. The Gilmer gym is 6,300 sq. ft. The White Oak facility will have all state of the art equipment, hydromassage, tanning beds, and boot camps.

Executive Director Charlie Smith informed the Board that the corporate offices of Anytime Fitness performs a survey to see if a proposed gym would be successful. Mr. Reis added that the decision was between Mineola, New Diana, and White Oak and corporate advised that White Oak would be the best location and the community would be the best fit.

Executive Director Charlie Smith stated the sewer connections were sufficient, which was good news because when they separate the square footage for a secondary business, this will work well.

- b. City Coordinator Charlie Smith – City of White Oak

Executive Director Charlie Smith explained there has always been an issue with the infield on the high school baseball field. He presented the Board with three quotes for different levels of work ranging from \$20,000 to \$60,000.

Councilman Hood was in attendance and explained the condition of the field. He opined that White Oak has one of the nicest parks in East Texas then when players get on the field, it is a

disappointment. He advised that if the lowest level of work was performed, it would get the players by for three to four years, but would have to be repeated. The mid-range level of work would suffice, but the highest level of work would get the players by for many years.

EXECUTIVE SESSION – The White Oak Economic Development Corporation Board will meet in Executive Session as authorized by Title 5, Chapter 551, Texas Government Code, The Texas Open Meetings Act, for the following purpose:

Section 551.087 – Deliberation regarding Economic Development Negotiations: Discussion regarding negotiations with the following:

- a. James Reis – Anytime Fitness
- b. City Coordinator Charlie Smith – City of White Oak

The Board entered executive session at 6:10 p.m.

The Board returned to open session at 6:25 p.m.

RECONVENE TO OPEN SESSION – Consideration, discussion, and possible action on:

Section 551.087 – Deliberation regarding Economic Development Negotiations: Discussion regarding negotiations with the following:


- a. James Reis – Anytime Fitness
Motion to approve a \$50,000 grant incentive made by Vice-President Smith, seconded by Board member Crump. Carried unanimously.
- b. City Coordinator Charlie Smith – City of White Oak
Motion to approve the highest level of work to be funded for the high school baseball field infield made by Board member Shaver, carried by Secretary Ray. Carried unanimously.

DISCUSSION regarding new city welcome sign funding.

Executive Director Smith explained that an alleged intoxicated driver wrecked into the city's welcome sign coming in from the west and did not have insurance. There were pictures provided in the packet of ideas for a new sign. He stated he would also like to update the entrance sign coming into town on Highway 42. Discussion was held about what was liked and not liked by members. There will be an amount decided for this project next month during budget discussion.

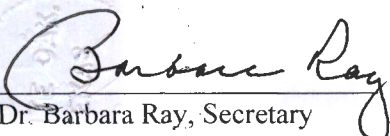
ADJOURNMENT

Motion to adjourn at 6:34 p.m. made by Vice-President Smith, seconded by Board member Crump. Carried unanimously.



Thomas Cash, President

ATTEST:



Dr. Barbara Ray, Secretary