

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION  
REGULAR SESSION MINUTES  
April 30, 2024

MEMBERS PRESENT: Thomas Cash, James Crump, Curtis Smith, Dana Mizell, Kevin Hood

MEMBERS ABSENT: Mike Gilbert

STAFF PRESENT: Jimmy Purcell, Kristine Toon, Maureen Carrigan, Tracey Fears

GUEST PRESENT: Adam Thompson, Scott Lundgren, Cathy Lundgren, Ryan Allgood,  
Nick Thompson

1. CALL TO ORDER – 5:00 p.m.
2. CONSIDERATION OF CONSENT AGENDA
  - a) Minutes – February 27, 2024
  - b) EDC monthly financial report for February and March 2024
  - c) EDC investment report for the Quarter ending March 2024

Dana Mizell moved to approve, seconded by Curtis Smith. Carried 5-0.

3. CITIZENS COMMENTS *(Any citizen wishing to address the Board on an agenda item may do so during the citizen comment section of the meeting, or when the item is being considered by the Board.)*

None

4. PRESENTATION by Scott Lundgren with the Lundgren Agency (Farmers Insurance Agency)

Mr. Lundgren will be closing the Gladewater and Longview locations and relocating to White Oak. He will be moving into the office building on Center Street. The plan is to open June 1<sup>st</sup> in the new location. He is asking \$75,000 in grant money to finish the buildout of the suite.

5. PRESENTATION by Adam Thompson with Thompson Builders LLC.

Mr. Thompson would like to build a new neighborhood in White Oak located across from Woodbine off of White Oak Rd. His plan is to build thirty-six, 2,000+ sqft homes. Home prices would be \$350,000 plus. Mr. Thompson is asking for a \$450,000 grant to pay for the water and sewer infrastructure.

6. PRESENTATION by Jimmy Purcell for the National Fitness Campaign donation.

Mr. Purcell told the board that the city has been granted \$50,000 to go toward a Fitness Court. The total project would cost \$110,000. Christus has also pledged to give the city \$25,000 toward the project. Mr. Purcell has plans to talk with businesses in town to ask for more funding. He is asking WOEDCO to donate what would not be covered by the grant, Christus, and any other donations he would receive.

7. EXECUTIVE SESSION at 5:24 pm Pursuant to Government Code §551.087 for deliberation regarding economic development negotiations with the following:
  - a. Lundgren Agency
  - b. Thompson Builders LLC

c. The National Fitness Campaign donation.

8. RECONVENE INTO OPEN SESSION at 6:04 pm and take any action necessary regarding:

a. Lundgren Agency – Dana Mizell moved to approve a \$20,000 grant, second by James Crump.

Mr. Lundgren asked if the board would consider approving the rest of the money needed for the buildout in an interest-free loan. Mr. Cash said that could be doable and that the board would consider it at the next WOEDCO meeting.

b. Thompson Builders LLC – Mr. Cash told Mr. Thompson that the board would like him to come back after he goes to Planning and Zoning to get the land moved from Agriculture to Single Family 8, and if any variances were needed to get those approved first. Then to come back to WOEDCO, and they would see how much could be granted.

Mr. Thompson asked if it would even be possible to get \$450,000 in a grant, and that he would not need it all at once. The time period could be within two years.

Mr. Hood said that in that time period, it was more likely to happen than within 6 months to one year. At this time the board did not have \$450,000 to grant. This will be tabled until Mr. Thompson gets approval from P&Z and presents his development plans.


c. The National Fitness Campaign donation – Tabled until Mr. Purcell can speak with other cities to inquire if the Fitness Courts are being utilized.

9. STAFF REPORTS & UPDATES

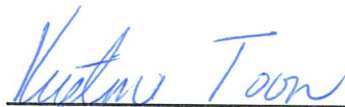
a) None

10. ADJOURNMENT

Kevin Hood moved to adjourn at 6:15 p.m., seconded by Curtis Smith. Adjourned by consensus.

  
\_\_\_\_\_  
Thomas Cash, President

Attest:



Kristine Toon, City Secretary/Finance Director