

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION MINUTES
FEBRUARY 26, 2019
6:00 P.M.

MEMBERS PRESENT: Thomas Cash, Gary Shaver, James Crump, Greg Hulett, Mike Gilbert

MEMBERS ABSENT: Barbara Ray, Curtis Smith

STAFF PRESENT: Charlie Smith, Melba Haralson, Maureen Carrigan, Kyle Kutch

GUESTS PRESENT: Michael Pearson, Stephen Shore, Jacob Burroughs, John Rainey

1. CALL TO ORDER – 6:00 p.m.

2. CONSIDERATION OF CONSENT AGENDA

- a) Minutes – December 12, 2018
- b) EDC monthly financial reports for December 2018 – January 2019
- c) Investment Report for quarter ending December 31, 2018

Greg Hulett moved to approve, seconded by Mike Gilbert. Carried 5-0.

3. PRESENTATION by Stephen Shore, Michael Pearson and Jacob Burroughs regarding Xpress Heavy Duty, a heavy-duty truck parts distributorship to be located on East Hwy 80

Stephen Shore gave a presentation of the proposed heavy-duty part distributorship to be located at 2204 E. U.S. Hwy 80. They plan to construct an 11,200 sq. foot building to house a retail area and warehouse for approximately \$950,000 plus fixtures and a minimum inventory of about \$600,000.

Michael Pearson further explained the business plan and said they are seeking \$500,000 for inventory and equipment; possible a \$250,000 grant and a \$250,000 loan for 5 years. He said they estimate producing \$9,000 per month in sales tax revenue and will hire 8-12 employees by the end of the year.

Jacob Burroughs added that they will have deliveries in every direction but White Oak will be their hub of their operation.

4. PRESENTATION by L & J Pet Products LLC, dba Natures Select of the Arklatex

John Rainey thanked WOEDCO for its assistance in the past. He said they have picked up the Oklahoma territory, which spans from Dallas east to Louisiana. He requested \$10,000 for additional inventory to keep up with the demand.

5. EXECUTIVE SESSION pursuant to Government Code §551.087 for deliberation regarding economic development negotiations with;

- a) Xpress Heavy Duty, LLC
- b) L & J Pet Products LLC, dba Natures Select of the Arklatex
- c) Western Weatherseal Performance Agreement terms

The board recessed into executive session at 6:23 p.m.

6. RECONVENE INTO OPEN SESSION and take any action necessary regarding;
- a) Heavy-duty truck parts distributorship to be located on East Hwy 80
 - b) L & J Pet Products LLC, dba Natures Select of the Arklatex
 - c) Western Weatherseal Performance Agreement terms

The board reconvened into open session at 6:42 and took the following action;

- a) Mike Gilbert moved to approve a \$100,000 no interest loan for 3 years and a \$100,000 grant to Xpress Heavy Duty, LLC. Motion was seconded by Gary Shaver. Carried 4-0-1 with Greg Hulett abstaining.
- b) James Crump moved to approve a \$10,000 grant to L & J Pet Products, LLC. Motion seconded by Gary Shaver. Carried 5-0.
- c) Greg Hulett moved to approve a grant to Western Weatherseal for the cost of fixed asset shelving (estimate previously provided to Charlie Smith). Motion seconded by Mike Gilbert. Carried 5-0.

7. STAFF REPORTS & UPDATES

- a) Director Charlie Smith said in the past WOEDCO has supported the library in the amount of \$30,000 but it wasn't budgeted this year. It will be on the next agenda for consideration and budget amendment.
- b) Meeting time was discussed and by general consensus it was agreed to hold future meetings at 5:00 p.m.
- c) Copies of letters were presented to show what is being done to satisfy auditors on the status of each file. There is a form for businesses to certify their employee count, a performance requirement form and a close out letter once obligations are met.

8. ADJOURNMENT

Mike Gilbert moved to adjourn at 6:48 p.m., seconded by James Crump. Adjourned by consensus.

Thomas Cash, President

Attest:

Melba Haralson, Asst. City Manager/City Secretary