

**WHITE OAK ECONOMIC DEVELOPMENT  
CORPORATION REGULAR BOARD MINUTES  
WHITE OAK CITY HALL  
APRIL 5, 2016  
6:00 P.M.**

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

MEMBERS ABSENT : Greg Hulett, Curtis Smith

STAFF PRESENT : Charlie Smith, Sherry Roberts, Maureen Carrigan

CALL TO ORDER

President Cash called the meeting to order at 6:00 p.m.

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 January 12, 2016 meeting.
- b. Accept EDC Monthly Financial Reports from January thru March 2015.
- c. Consider and/or approve Quarterly Investment Report ending March 31, 2016.

Treasurer Gilbert made the motion to accept, seconded by Board member Shaver. Carried unanimously.

*President Cash rearranged the order of agenda items and the Board went into executive session at 6:01 p.m.*

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. Haute Goat Creamery
- b. Doug's Paint & Body, Inc.
- c. Ware Electrical Services
- d. White Oak Leasing, LLC.

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

- a. Haute Goat Creamery
- b. Doug's Paint & Body, Inc.
- c. Ware Electrical Services
- d. White Oak Leasing, LLC.

The Board reconvened into open session at 6:31 p.m. President Cash informed the guests they were allowed to address the board about their Applications for Assistance.

Mr. Vanderbilt on behalf of Haute Goat Creamery addressed the Board and presented a brief history of Haute Goat Creamery. Their current building in Longview is too small. The milk used to make cheese comes from Sulphur Springs but they are expecting a second source to help soon. The company has 2.8 employees. They have a diverse customer base and they operate a retail store. The business has roughly 24-25 wholesale customers. They sell a lot of cheese in Shreveport and Tyler with San Antonio being about as far as they go. They sell at Farmers Markets and online sales.

Mr. Vanderbilt passed out a presentation to each board member. They are looking at one of Peter Paul's Plumbing units in the new strip plaza to rent. They would move their existing equipment to the White Oak property. They are asking for assistance to move and to purchase some additional equipment, e.g., broiler chiller, walk in freezer and refrigerator. Their long-term goal is to grow the business and go from 7,000 to 30,000 pounds in five years and have 4.8 people on the payroll. They have the right products; they just need the right production. They sell to Brookshire's Fresh, and Whole Foods. They are attempting to sell to Central Market in Dallas.

Doug Smith with Doug's Paint & Body addressed the Board. They need a new spray booth because they are experiencing a bottleneck with output and the insurance companies like to get the work done faster. He has the space and wants to add two more employees, but cannot until he relieves the bottleneck in the paint shop.

Board member Crump asked Doug if he would be able to commit to adding two employees if he were to receive an incentive for the paint booth. Doug answered yes and explained that his shop and one shop in Longview are the only two in the area who have invested in the aluminum repair process required for the new Ford F150s in this area. For the insurance company to send the body shop the work and for Ford to stand behind the work, you have to have the equipment and place to work on the trucks away from all the other vehicles.

Craig Ware, owner of Ware Electrical Services addressed the Board. He explained he has been in business for 14 years. There is currently a waiting list for electricians. He just hired a fifth employee, but does not have a truck for him. He is paying mileage for him to use his own vehicle. In electrical repair work, the employees have to go to the client and need the truck with the material onboard to do the work.

Scooter Goll, owner of White Oak Leasing, LLC. explained to the Board that he was here six years ago when he built the business park in Cherokee Trace. He had planned to move his company from Longview to White Oak years ago but could not afford to because of the economy. He wants to move Lone Star Vending into a new building by White Oak Leasing, LLC. He would bring the building, equipment and sales tax on the vending machine sales to White Oak.

CONSIDER AND/OR APPROVE as a Project of the Corporation, an Application for Assistance by Haute Goat Creamery to make direct incentives to, or expenditures for, the creation and/or retention of primary jobs associated with the relocation and development of its current operations at 1902 East Highway 80.

Treasurer Gilbert made the motion to offer Haute Goat Creamery a \$50,000 grant, seconded by Secretary Ray. Carried unanimously.

CONSIDER AND/OR APPROVE as a Project of the Corporation, an Application for Assistance by Doug's Paint & Body, Inc. to make direct incentives to, or expenditures for, the creation and/or retention of primary jobs associated with the relocation and development of its current operations at 306 West Highway 80.

Board member Crump made the motion to offer Doug's Paint & Body a \$50,000 grant and a \$50,000 no-interest loan with a three-year term, seconded by Treasurer Gilbert. Carried unanimously.

CONSIDER AND/OR APPROVE as a Project of the Corporation, an Application for Assistance by Ware Electrical Services to make direct incentives to, or expenditures for, the creation and/or retention of primary jobs associated with the relocation and development of its current operations at 1701 N. White Oak Road.

President Cash explained to Mr. Ware that the Board would like to postpone his application for this month and asked that he talk to City Coordinator Smith.

CONSIDER AND/OR APPROVE as a Project of the Corporation, an Application for Assistance by White Oak Leasing, LLC to make direct incentives to, or expenditures for, the creation and/or retention of primary jobs associated with the relocation and development of its current operations at 110 Lone Star Parkway.

Treasurer Gilbert made a motion to offer White Oak Leasing, LLC a \$100,000 grant, seconded by Secretary Ray. Carried unanimously.

ACCEPT resignation from Thomas Cash from WOEDCO Board President to Board member.

President Cash explained that he is stepping down as president, but would like to remain on the WOEDCO Board. Now that he is a city council member, it is his opinion that holding both positions is a conflict of interest. Board member Crump explained that in his view, President Cash is taking his personal time in serving on both the boards and he is benefitting the community. The Board disagreed with President Cash and wanted him to remain President of the WOEDCO Board. The item died for lack of a motion.

CONSIDER, NOMINATE, & ELECT new executive officers to the Board.

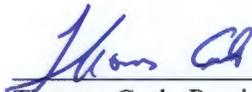
Item not necessary.

#### STAFF REPORTS & UPDATES

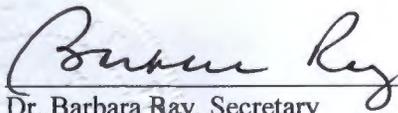
City Coordinator Smith stated things were looking well and it was good to have this many people bringing new business to town.

#### ADJOURNMENT

Motion to adjourn by Treasurer Gilbert at 7:03 p.m., seconded Board member Crump. Carried unanimously.

  
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Thomas Cash, President

ATTEST:

  
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Dr. Barbara Ray, Secretary