

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
SPECIAL SESSION MINUTES
OCTOBER 2, 2018
6:00 P.M.

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

STAFF PRESENT: Charlie Smith, Melba Haralson, Maureen Corrigan

GUESTS PRESENT: Cody Holloway

1. CALL TO ORDER – 6:00 p.m.
2. CONSIDERATION OF 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) Minutes – August 28, 2018 meeting
 - b) EDC monthly financial reports for August 2018

Mike Gilbert moved to approve, seconded by Curtis Smith. Carried 6-0.

3. DISCUSSION regarding possible retail study

Director Charlie Smith stated he had received calls from the Dallas area regarding property for a national chain. He then suggested the board consider hiring Retail Coach or a similar agency to determine our strengths and weaknesses and what types of businesses our community could support. He said these services vary in cost and will provide more information at the next meeting.

- 4.. PRESENTATION by James Crump, co-owner of J & J Overhead Doors, LLC for purchase of building and business expansion at 1909 US Highway 80, White Oak, Texas

James Crump recused himself as a member of the board and made a presentation on behalf of J & J Overhead Doors, LLC along with his partner Cody Holloway. They requested assistance to expand their business by purchasing a building at 1909 Hwy 80 and becoming a wholesale supplier. They project \$300,000 in retail sales the first year. They currently have 6 employees but look to add 2 more jobs. Mr. Crump provided a copy of an appraisal valuing the building at \$380,000.

5. EXECUTIVE SESSION pursuant to Government Code §551.087 for deliberation regarding economic development negotiations with J & J Overhead Doors, LLC

The board recessed into executive session at 6:12 p.m.

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6. RECONVENE INTO OPEN SESSION and take any action necessary regarding request from J & J Overhead Doors, LLC

The board reconvened into open session at 6:23 p.m. Barbara Ray moved to extend a \$25,000 grant conditioned upon the addition of 2 additional employees. Motion seconded by Gary Shaver. Carried 5-0-1, with James Crump abstaining.

7. STAFF REPORTS & UPDATES

- a. Hard Bean Coffee Café is roughed in. Thursday, Planning & Zoning will consider a SUP for a drive through window. They are hoping to open in November.
- b. Adam's Rib BBQ is open in the Savage Village Shopping Center.
- c. TxDOT is extending the sidewalk project all the way to George Richey Road.

8. ADJOURNMENT

Mike Gilbert moved to adjourn at 6:27 p.m., seconded by James Crump. Adjourned by consensus.

Thomas Cash, President

Attest:

Melba Haralson, Asst. City Manager/City Secretary