

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION MINUTES
AUGUST 27, 2019

MEMBERS PRESENT: Thomas Cash, James Crump, Barbara Ray, Curtis Smith

MEMBERS ABSENT: Greg Hulett, Gary Shaver, Mike Gilbert

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

GUESTS PRESENT: Amy Wingo, Alvin Wingo, Mike Johnson, Emily Arnold, Brad Arnold, Nevaeh Ollis, Cheryl Ollis, Shelli Maines, Kevin Moyers, Carla Purcell, Tina Scalia, Lillian Scalia, John Thorp, Vince Edmondson, Lash Scalia, Beverly Cook, Nineveh Blankenship, Kristina Daniels, Lexi Dodson, Larkin Daniels, Bailey Owens, Emma Purcell, Kelsi Wingo, Dayvia Reed, Mandy Schroeder, Brooklynn Schroeder

1. CALL TO ORDER – 5:00 p.m.

2. CONSIDERATION OF CONSENT AGENDA

- a) Minutes – July 30, 2019
- b) EDC monthly financial reports for July 2019

Curtis Smith moved to approve, seconded by Barbara Ray. Carried 4-0.

3. PRESENTATION by Kevin Moyers, owner of Kevin's Barber Shop Too

Kevin Moyers said this will be the 2nd location of Kevin's Barber Shop, the first being in Spring Hill. He signed a 5-year lease for 1,000 square foot space in the new center being built by Dr. Spencer. He plans to have 2 full-time barbers to start plus himself part-time as he will go between the two shops. He requested \$35,330 for equipment and fixtures plus additional construction costs of \$8,250 for a total of \$43,580.

4. PRESENTATION by Alvin Wingo, representative for White Oak Girls Softball

Alvin Wingo, representing the White Oak Lady Redneck softball team explained current conditions of the field and facility. He expressed safety concerns for the girls having to change in the parking lot, not having a place to go other than cars for lightning delays, and they need a place to store equipment. He said they received a bid for the entire project for \$603,000, however they are only asking for the locker room at a cost of \$58,420 plus \$3,085 to powder coat existing lockers.

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

- a) Kevin's Barber Shop Too
- b) White Oak Girls Softball

The board recessed into executive session at 5:22 p.m.

6. RECONVENE INTO OPEN SESSION and take any action necessary regarding

- a) Kevin's Barber Shop Too
- b) White Oak Girls Softball

The board reconvened into open session at 5:50 p.m. and took the following action:

- a) Kevin's Barber Shop Too - Curtis Smith moved to offer a \$10,000 grant for equipment. Motion seconded by James Crump. Carried 4-0.
 - b) White Oak Girls Softball - Thomas Cash stated that WOEDCO would like to see a partnership with the city and school, each giving 1/3 of the cost. Curtis Smith moved to grant 1/3 of the cost (approximately \$20,500) contingent upon other two entities also doing 1/3. Motion was seconded by James Crump. Carried 4-0.
7. CONSIDERATION of non-compliant performance agreements
- a) Weezer's – Charlie Smith said they had a \$15,000 grant and are out of compliance and out of business. James Crump moved to approve a letter of forgiveness, seconded by Barbara Ray. Carried 4-0.
 - b) Coffee-ology – Charlie Smith stated this should have been for Doodle Properties, which will be placed on next month's agenda.
 - c) Hard Bean Coffee Café – Curtis Smith move to amend the agreement by extending the date to 11/1/19, seconded by James Crump. Carried 4-0.
8. CONSIDERATION of Greg Hulett's letter of resignation effective 9/30/19

It has been my pleasure to serve on the WOEDCO Board for the past few years. I have enjoyed being a part of helping local businesses grow. However, travel and family are beginning to take more of my time, and I don't want to be a placeholder for a position that deserves a more active member.

Please accept this email as my resignation from the WOEDCO Board, effective September 30, 2019.

Although I am leaving the board I will still be supporting and monitoring WOEDCO from a City Council level. I strongly suggest you implement a standard set of guidelines when qualifying a prospective business for incentives. I have been very concerned about the inconsistency of the awards over the past 3 years.

*Thanks and continued success,
Gregory J. Hulett*

James Crump moved to accept the letter of resignation, seconded by Curtis Smith. Carried 4-0.

9. STAFF REPORTS & UPDATES

- a) Director Smith said he would one day like to see WOEDCO purchase property. He said he would like to recruit Chick Fil A and believes the intersection of Hwy 42 & Hwy 80 would be a prime location.
- b) Asst. City Manager Haralson said there will be budget amendments and the budget for next fiscal year on the next agenda.

10. ADJOURNMENT

Barbara Ray moved to adjourn at 6:08 p.m., seconded by Curtis Smith. Adjourned by consensus.

Attest:

Thomas Cash, President

Melba Haralson, Asst. City Manager/City Secretary