

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION MINUTES
October 27, 2020

MEMBERS PRESENT: Thomas Cash, Mike Gilbert, Dana Mizell, Barbara Ray, Curtis Smith, James Crump

MEMBERS ABSENT: Kevin Hood

STAFF PRESENT: Charlie Smith, Leah Brooks

GUESTS PRESENT: Mayor Kyle Kutch, Kelly Johnson, Ronnie M.

1. CALL TO ORDER – 5:01 p.m.
2. CONSIDERATION OF CONSENT AGENDA
 - a) Minutes – August 25, 2020
 - b) EDC monthly financial reports for August and September 2020
 - c) Investment reports for quarter ending September 30, 2020 and fiscal year ending September 30, 2020

Barbara Ray moved to approve with the correction in the certified agenda that Elevate Nutrition was no action instead of tabled, seconded by Curtis Smith. Carried 6-0.

3. PRESENTATION by White Oak Family Medicine

Kelly Johnson, owner, and provider for White Oak Family Medicine explained many of the immunizations, COVID tests and blood work must remain below a certain temperature or they will have to be destroyed which causes a financial loss as well as an inconvenience to the patient that would have to return. In the year that the facility has been open they have lost power five times. Kelly presented the board with two quotes for 22KW generators with automatic switch and notification.

4. PRESENTATION by White Oak PropCo, LLC

Ronnie M. from White Oak PropCo, LLC. presented a photograph of their Kilgore facility. He explained they are looking to build a \$12 Million, 60,000 square foot, 100 bed facility that includes therapy, dining, and community area. Ronnie further explained some of the issues that will have to be resolved prior to construction are pipelines under the property that will need to be moved as well as many trees that will have to be removed. He said approximately \$100-\$125K would help get these items resolved.

WHITE OAK ECONOMIC DEVELOPMENT MEETING MINUTES

October 27, 2020

Page | 2

5. PRESENTATION by Cherokee Steel Fabricators, Inc.

Director Charlie Smith explained the board had previously offered \$50,000 toward the purchase of a Coper machine however Cherokee Steel decided to wait on the purchase due to the economy. Cherokee Steel has since found the same machine at a lower price and the current economy would justify the purchase of the machine and would like to ask for assistance in this purchase.

6. EXECUTIVE SESSION Pursuant to Government Code §551.087 for deliberation regarding economic development negotiations with the following
- a) White Oak Family Medicine
 - b) White Oak PropCo, LLC.
 - c) Cherokee Steel Fabricators, Inc.

The board recessed into executive session at 5:20 p.m.

7. RECONVENE INTO OPEN SESSION and take any action necessary regarding
- d) White Oak Family Medicine
 - e) White Oak PropCo, LLC.
 - f) Cherokee Steel Fabricators, Inc.

The board reconvened into open session at 5:42 p.m.

Mike Gilbert moved to award a \$10,000 grant to White Oak Family Medicine for the purchase and installation of a generator from Ware Electric. Seconded by Curtis Smith. Carried 6-0.

Barbara Ray moved to award no more than a \$40,000 grant to White Oak PropCo, LLC for sewer line installation. Seconded by Mike Gilbert. Carried 6-0.

Dana Mizell moved to award a \$25,000 grant to Cherokee Steel Fabricators, Inc toward the purchase of a Coper machine, seconded by James Crump. Carried 6-0.

8. CONSIDERATION of WOEDCO attorney appointment

Director Smith explained the city attorney Blake Armstrong is available to become WOEDCO attorney if approved and has been an asset during city business.

Mike Gilbert moved to use Blake Armstrong as the WOEDCO attorney, seconded by Curtis Smith. Carried 6-0.

9. STAFF REPORTS & UPDATES

Director Smith advised that even with the year we have had, we came only slightly below for sales tax and are overall doing well.

WHITE OAK ECONOMIC DEVELOPMENT MEETING MINUTES

October 27, 2020

Page | 3

10. ADJOURNMENT

Mike Gilbert moved to adjourn at 5:46 p.m., seconded by Barbara Ray. Adjourned by consensus.

Attest:

Thomas Cash, President

Leah Brooks, City Secretary