

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION MINUTES
May 25, 2021

MEMBERS PRESENT: Thomas Cash, Mike Gilbert, Curtis Smith, James Crump, Kevin Hood

MEMBERS ABSENT: Dana Mizell, Barbara Ray

STAFF PRESENT: Charlie Smith, Leah Brooks, Jimmy Purcell, Maureen Carrigan, Blane Palmer

GUESTS PRESENT: Mayor Kyle Kutch, Sean Baker, Shannon Johnson, Edward Johnson

1. CALL TO ORDER – 5:00 p.m.
2. CONSIDERATION OF CONSENT AGENDA
 - a) Minutes – April 27, 2021
 - b) EDC monthly financial reports for April 2021

Mike Gilbert moved to approve, seconded by Kevin Hood. Carried 5-0.

3. PRESENTATION by White Oak Creamery, LLC.

Shannon Johnson presented the business plan, menu and projections for White Oak Creamery, LLC. Current steps include a signed lease with Sean Baker next to SNAP Fitness, and an application started for a loan for a batch freezer capable of making 6-7 gallons per batch. Would be marketed as an ice cream shop first and a sandwich shop second. Shannon presented startup costs totaling \$85,000.

4. CONSIDERATION of generator and installation at White Oak EMS facility

Fire Chief Jimmy Purcell explained when the EMS building loses power, the ambulance stationed there must leave to post at another location which increases response times for city residents. He further explained that this is the only emergency facility that does not have a generator in the city. The generator in the quote provided would be large enough for the building however will still need a fuel source. Options for fuel include natural gas, which would result in a higher cost for installation than the second option of a propane tank.

Curtis Smith moved to approve payment of \$11,000 for generator, propane tank and installations, seconded by James Crump. Carried 5-0.

5. CONSIDERATION regarding White Oak Library contribution

City Secretary Leah Brooks explained the White Oak Library Interlocal agreement was signed in 2016 for a period of five years for funding up to \$30,000 a year with payment switching from WOEDCO to City funds. At the previous City Council meeting, council

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approved to continue funding the \$30,000 if WOEDCO were to split the cost. Mike Gilbert added that these funds allow the library to stay open later during the school year and remain open during the summer.

Mike Gilbert moved to split the \$30,000 with the City for funding the White Oak Library beginning this fiscal year, seconded by Kevin Hood. Carried 5-0.

8. EXECUTIVE SESSION Pursuant to Government Code §551.087 for deliberation regarding economic development negotiations with the following
 - a) White Oak Creamery, LLC.

The board recessed into executive session at 5:25 p.m.

9. RECONVENE INTO OPEN SESSION and take any action necessary regarding
 - b) White Oak Creamery, LLC.

The board reconvened into open session at 5:35 p.m.

Kevin Hood moved to offer a \$20,000 grant to White Oak Creamery, LLC. contingent upon proof of funding for the remainder of their startup funds, seconded by Mike Gilbert. Carried 5-0.

10. STAFF REPORTS & UPDATES

None.

11. ADJOURNMENT

Mike Gilbert moved to adjourn at 5:36 p.m., seconded by Kevin Hood. Adjourned by consensus.

Thomas Cash, President

Attest:

Leah Brooks, City Secretary