

WHITE OAK ECONOMIC DEVELOPMENT CORPORATION
REGULAR SESSION MINUTES
October 25, 2022

MEMBERS PRESENT: Thomas Cash, Kevin Hood, James Crump, Curtis Smith, Dana Mizell

MEMBERS ABSENT: Mike Gilbert

STAFF PRESENT: Jimmy Purcell, Kristine Toon, Maureen Carrigan, Tracey Fears,
Blane Palmer,

GUEST PRESENT: Matt Burris, Barry Eaves, Kyle Kutch, Dos Rossouw, Billy Terry,
Jason Steele, Stephen Shore, Paul Saccocui, Jimmy McMahn
Adriana Casas, Kenneth Shore

1. CALL TO ORDER – 5:10 p.m.

2. CONSIDERATION OF CONSENT AGENDA

a) Minutes – September 27, 2022

b) EDC monthly financial report for September 2022

Dana Mizell moved to approve, seconded by James Crump. Carried 5-0.

3. CITIZENS COMMENTS *(Any citizen wishing to address the Board on an agenda item may do so during the citizen comment section of the meeting, or when the item is being considered by the Board.)*

None

4. PRESENTATION by Dos Rossouw for his 12-acre project

Mr. Rossouw is wanting to build a four phase project simultaneously. This would expand his current business as well as bring a community area for shopping, entertainment, and dining.

5. PRESENTATION by Kenneth and Stephen Shore for S. Moody Blvd.

They are asking for half of the money for a campaign to allow White Oak to serve alcohol at restaurants. The Shore's would also like help for the drainage problem as well as street construction for the S. Moody Blvd project.

6. DISCUSS TABLED ITEM by Ram's Paint & Body LLC

Continue to table until more information can be provided.

7. DISCUSS TABLED ITEM by Total NDT, LLC

They will be closing on the Willow Lake Property December 20, 2022. They hope to be in the new facility within four to six months after closing.

8. DISCUSS TABLED ITEM by Visual Techniques

Mr. McMahn would like help with the dirt and land work for phase 1 of his project

The board recessed into executive session at 5:55 p.m.

9. EXECUTIVE SESSION Pursuant to Government Code §551.087 for deliberation regarding Economic development negotiations with the following:

10.

- a) Dos Rossouw for 12-acre project
- b) Kenneth and Stephen Shore for S. Moody Blvd
- c) Ram's Paint & Body LLC
- d) Total NDT, LLC
- e) Visual Techniques

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

12.

- a) Dos Rossouw for 12-acre project
- b) Kenneth and Stephen Shore for S. Moody Blvd
- c) Ram's Paint & Body LLC
- d) Total NDT, LLC
- e) Visual Techniques

The board reconvened into open session at 6:45 p.m.

- a) James Crump moved to grant \$150,000 to Dos Rossouw for the 12-acre project, then on completion of the project WOEDCO will grant another \$150,000, seconded by Kevin Hood.
- b) Curtis Smith moved to grant \$27,250 for the petition/election to change the current Liquor Law in White Oak, Drainage and Street project for S. Moody Blvd will be tabled until the next WOEDCO meeting, seconded by Dana Mizell.
(After discussion with City Attorney, it was decided that WOEDCO did not have the authority to grant money for an petition/election item)
- c) Tabled until Ram's Paint & Body LLC can provide more information
- d) Kevin Hood moved to grant \$75,000 to Total NDT, LLC for the purchase of land/building of new location on Willow Lake Dr, seconded by Curtis Smith.
- e) Dana Mizell moved to grant \$75,000 to Visual Techniques to use for Land improvement/dirt work, seconded by Kevin Hood.

13. STAFF REPORTS & UPDATES

- Jimmy Purcell reported that the nursing home project is no longer going to be completed. An invoice for \$7,950 was sent to Ronnie Myrick for the repayment of the WOEDCO grant that was not needed.
- Stuart and Kelly Johnson have begun to clear the land for the Child Care/Clinic
- Progress is being made on the River Camp Restaurant.
- Jimmy Purcell has been looking for land that could be used by other businesses that would like to move to White Oak.

14. ADJOURNMENT

Kevin Hood moved to adjourn at 6:52 p.m., seconded by Dana Mizell. Adjourned by consensus.



Thomas Cash, President

Attest:



Kristine Toon, City Secretary/Finance Director