

DALHART ECONOMIC DEVELOPMENT CORPORATION
4-B MEETING

Minutes for May 16, 2023, at 6:00 pm at city hall.

<u>Members Present:</u>	<u>Members Absent</u>	<u>Also Present</u>
Zane Johnson	Anne-Claire Gustin	Bryce Jones
Sherri Haschke	Justin Moore	
Ginger Cleavinger	Franky	
Camila Green		
Dwayne Smith		
Stacey Norris		
Kristy Detwiler		
Joe Livingston		

Zane called the meeting to order at 6:00 PM

Agenda Item 1. Comments from Public.

No Comments

Agenda Item 2. Approval of minutes of the April 4, 2023, regular meeting.

Sherri Moved to approve minutes from April meetings.

Dwayne Seconded

Motion Passed

Agenda Item 3. Review 2022-23 Budget, Sales Tax and Financials.

Sherri moved to accept financial report as presented with a note to look into a correction of the \$36000 Apollo /Airport lease should only be \$24000

Ginger seconded.

Motion Passed

Agenda Item 4. Executive session under Texas Local Government code 551.087 to conduct deliberation regarding Economic Development.

Zane called for executive session at 6:05

Zane called for close and left executive session at 6:28

Agenda Item 5. Discussion and/or take action Retail Coach

Discussion on retail coach two-year contract.

Reasoning behind two-year contract and budgeting for contracts. Discussion on payment schedule over the last year and that 3 payments in 1 fiscal year.

The question was asked when last payment would have to be made to fulfill contract obligations and report back.

Sherri moved to move forward with the second year with retail Coach by paying current invoice of \$10,000 but find out schedule when last or next payment would be due.

Camille Seconded

Motion Passed

Agenda Item 6. Discussion on EDC Helping with Flooding on North End

Discussion on flooding on north end of town and that EDC cannot help with flooding unless it is directly related to a new or expanding business not a city street.

Agenda Item 7. Comp Plan Update: Steering Committee

Joe gave an update on Comp Plan and that a steering committee has been selected, Ginger and Dwayne ask to me on Committee.

Agenda Item 8. Business Breakfast Club Report.

Joe gave a report on Business Breakfast Club.

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Discussion continued about what topic we should be looking at and how we are going to continue marketing breakfast.

Agenda Item 9. Discussion and/or take action on paving streets by Hampton Inn
Discussion opened with Stacey giving report about engineering and contractors already having done some preliminary work and can get a price estimation to us. With the 2-business street being a primary and the other a alternant street to pave.

Discussion continued on what the Hampton Inn wanted and how the streets are part of the issue.

Sherri moved to Postpone the item of business to a future meeting, when we can get cost estimates.

Dwayne seconded.

Motion to postpone passed.

Agenda Item 10. Discussion and/or take action on Real Property from City.

Joe reported that contracts for the purchase has been signed and waiting f or abstract office to do title work.

Joe presented a conceptual plan for the 33 acres and began discussion on what and how we want to proceed. It was brought up that the residential part needs to have a recreational space or park in the plan. Discussion on what type of zoning, HOH or tis the plan that the city take over the area once it is created. Lot size and zoning r1, r2 or r3 zoning what is the plan. Discussion on restrictions and covenants.

Dwayne moved to go out or bid with engineering companies to create a feasibility study and development plan for the 33 acres.

Ginger Seconded

Motion Passed

Agenda Item 11. Discussion and/or take action on Industrial Park Lots.

Joe opened the discussion with a report on the lots that may be sold and what we need to do to move forward. Joe continued with a visual map indicating where the lots were and how the plat and city property does not line up. Discussion continued on what can be done and how to proceed.

Dwayne moved that the EDC take an inquiry to the city about the inconsistency of property of the industrial park and how to remedy problem.

Ginger Seconded

Motion passed

Agenda Item 12. Discussion and/or take action on Industrial Park Planning and Changes

Joe opened discussion on a new business wanting to purchase two lots in the industrial park. Joe explained that one of the lots is slopped and has very little chance of selling but buyers want it but not at full price. Joe also explained issue with selling lots and letting them place entry way and that it may interfere with future road entry to park and presented a plan.

Discussion continued on plan and ideas on what to do.

Ginger moved to offer to buyer that if he pays full price for both lots we would build our road entry and allow him to have access from road.

Sherri Seconded.

Motion Passed.

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Discussion continued with replating and other problems with industrial park but no action were presented.

Agenda Item 13. Discussion and/or take action on Low Moderate Housing Incentives, Grants.

Joe gave report on housing grant and ask for resolution to set aside a money for grant. Question arose as to what date would money need to be set aside and placed in what fiscal year budget. Discussion continued about grant and what needs to be done.

Dwayne moved to continue with grant application.

Camille seconded

Motion passed

Agenda Item 14. Discuss and/or take action on PRBC Downtown Revitalization Grant.

Discussion on PRBC grant for downtown

Sherri moved to approve grant cost share and be placed in the 23/24 budget.

Ginger seconded

Motion passed

Future Agenda Items:

Report back on retail coach payment schedule

Report back on cost to pave streets around Hampton Inn

Report back on when House grant would need to be budgeted.

Joe Livingston EDC Director, City of Dalhart