

**DALHART ECONOMIC DEVELOPMENT CORPORATION 4-B  
REGULAR MEETING  
MINUTES**

MINUTES FOR MEETING ON TUESDAY, July 11, 2023, AT 6:00 P.M.

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

Zane called the meeting to order at 6:05

Zane asked if any Comments from Public and no remarks or comment given.

Minutes of the June 6, 2023, regular meeting and minutes from June 27, 2023, special meeting were in presented packets and each board member reviewed. Dwayne moved to approve both minutes as written.

Anne-Clair seconded.

Motion Passed.

Financial report was given with information for Review 2022-23 Budget, Sales Tax and Financials.in packet. Ken explained the purchase of property expense and how it would be moved to a capitol asset and would be depreciated and not be left in expense column. No other comments were discussed.

Dwayne moved to approve the financial report.

Anne-Clair seconded.

Motion Passed.

Joe began discussion and then turned discussion over to Ken to explain the purpose of the 990 form and how it would be handled and filed this year and would need to be done every year around Feb 15.

Anne-Clair moved to approve approval the 990 forms for the year ending in 2022 to be filed

Dwayne seconded.

Motion Passed.

Joe explained that the Street paving project did not proceed as planned due to Preliminary investigation indicated that the property line was inside the fence. If this is the case, then the fence would have to be moved. A survey would need to be done to determine property corners at the owner's expense. The time frame given did allow for a survey to be completed.

Joe explained the contingency plan.

Sammy has until Wednesday July 19, 2023, to decide if he will continue and do a property survey. If he chooses not to; We close this issue, and he will release the EDC from any prior agreements. If he chooses to proceed with the surveying to locate true meets and bounds of property for property boundary's locations and be marked for project purposes the cost will be done at owner's expense. At which point we need to know the results so we can proceed by Aug 20, 2023.

**DALHART ECONOMIC DEVELOPMENT CORPORATION 4-B  
REGULAR MEETING  
MINUTES**

As of this time Sammy has not responded. Dwayne asks about bid and contract's expiration dates and Joe explained that the bids and contracts we have will expire and not be any good by Wednesday July 15, 2023 so new bids would have to be acquired, Stacey commented that we might be able to get a better price if timing allowed us to be part of the street chip and seal plan.

Joe updated the board on the Parkhill as Architect and Engineering service for Neighborhood project was approved by council and we will get a contract put together.

Joe opened discussion on EDC incentive Sign Grant applications with a statement about the applications process and how he needs to make some adjustments to the process. Joe then announced the first application and introduced Ola from Mixer center to present their application. As the application was reviewed questions were brought up and Dwayne called for an executive session under Sec. 551.087 Deliberation Regarding Economic Development Negotiations.

Zane called for executive session under Sec. 551.087 Deliberation Regarding Economic Development Negotiations at 6:32, July 11, 2023.

Zane called and ended the executive session at 6:40 with no action taken. And proceeded with the regular meeting.

Dwayne moved to delay decision on a Mixer center application to a future date with additional information proof of mixer center being in city Limits to be supplied by applicant.

Sherrie seconded.

Motion passed.

Ola was informed of the request that they provide proof of location.

A-Z home center applicants were not present leading to discussion on requirements and what to do.

Dwayne moved to table action on A\_Z home center Sigh application to the next meeting giving them a chance to proceed.

Anne-Clair seconded.

Motion Passed.

Joe open discussion on HOME grant and that a resolution requiring a \$40,000 amount be placed in reserve to back the home grant. Resolution was presented and Dwayne brought it to attention that the resolution was not identified specifically and presented that the resolution should be id. 07-2023 Resolution of the Dalhart Economic Development Corporation 4B Board.

Ken brought up that the HOME grant may require that the funds be placed into a separate account.

Dwayne moved to act on 07-2023 Resolution of the Dalhart Economic Development Corporation 4B Board with the funds being earmarked for HOME grant.

Anne-Clair Seconded.

Motion passed.

Joe opened the discussion about the Industrial Park and how the items to take action on were delayed. Discussion continued with the industrial park planning and how improvements need to be made and that entry ways or roads will need to be addressed and planned for.

Joe began a budget workshop going through power point, explaining budget plans and how revenues and expenses are broken down. Discussion and questions were

**DALHART ECONOMIC DEVELOPMENT CORPORATION 4-B  
REGULAR MEETING  
MINUTES**

presented, and budget balances were adjusted. Ken helped lead discussion on what areas need changes and why some were so large.

Future Agenda Items.

    tabled motions: action on A\_Z home center Sigh application.

    No other agenda items were presented.

Dwayne moved to adjourn.

    Anne-Clair seconded.

        Motion Passed.

Zane adjourned the meeting.

**CERTIFICATION**

Meeting minutes were approved by the board.

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Joe Livingston EDC Director, City of Dalhart