



**MINUTES OF CALLED PUBLIC MEETING  
DE LEON INDUSTRIAL DEVELOPMENT CORP.  
5:00 p.m. – Wednesday, February 28<sup>th</sup>, 2018  
DIDC Approved on March 28<sup>th</sup>, 2018**

**CALL TO ORDER** – President Prather called the meeting to order at 5:05 pm.

**ROLL CALL** - Board members present for roll call were as follows; to wit; Toney Prather, Tim Beaty, and Kevin Caraway. Board members not present for roll call were as follows; to wit; Bob Whitney, and Brandon Holland.

**INVOCATION** - The invocation was given by Kevin Caraway.

**PUBLIC COMMENT** - No public comments.

**CONSENT (AUTOMATIC APPROVAL) AGENDA:**

**Approval of Minutes** - January 17<sup>th</sup>, 2018, and the Cancelled Meeting on February 21<sup>st</sup>, 2018 – Caraway made a motion to approve the minutes. Beaty seconds that motion. Prather was in favor; motion passed.

**REGULAR AGENDA: (Discuss and take action separately on the following items)**

- a. **Accounts Receivable, as relating to delinquent accounts** – After discussion, Beaty made a motion to allow Debord to continue on the payment arrangements he had made with the board previously, and to hold off on taking action against De Leon Paint and Body until next month. Caraway seconds that motion. Prather was in favor. Motion passed.
- b. **Property located at 104 and 400 West Reynosa** – Denman reported to the board on this topic, informing them the only thing the City was waiting on was the surveys to come back. Various discussion followed. No action was taken.
- c. **Potential Business Loan – Johnny Williams** – Johnny Williams addressed the board to ask for a potential business loan. Said he was presently working at Comanche County Tractor, but lives on Austin Street. He wanted to open an Automotive Service for City and Parts sale for the benefit of De Leon. He wanted to open it in Gooden’s building, the rent would be \$480 per month, or \$40,000 to buy. The board recommended he look into a lease to own deal. Williams requested the board give him a \$12,000 loan for tools and a service truck. Said he would do auto detailing, possibly tire sales, and hire helpers too. He was waiting to get a tax ID number.

**At 5:17 pm, the meeting moved into executive session.**

**At 5:19 pm, the meeting re-opened to the public.**

Caraway made a motion to offer Johnny a loan up to \$19,000.00 on 3% interest, with up to \$3,000 reimbursement for tools already owned to serve as a form of collateral. If all conditions were met, he wouldn’t have to pay the interest. He would have to find tanks, submit a copy of his property lease, and consider the lease/purchase option. Beaty seconds that motion. Prather was in favor – motion passed.

- d. **Discussion with Peach and Melon Festival concerning land and building needs** – Prather addressed the board, said they were closing on the property hopefully Thursday. Beaty made a motion to close out the sale of the property. Caraway seconds. Prather is in favor; motion passed.
- e. **Prospective Projects, relevance and community involvement** – Sami Abraham was not present to discuss the Shell gas station, and other owned properties. Discussion followed about the talked about new signs for city limits and the old Allsup’s building. Prather advised Mr. Allsup had passed away, so the old building would have to be put off for a while. No action was taken.
- f. **Evaluation of/possible amendments to the DIDC’s Bylaws** – Beaty made a motion to approve the proposed changes to the DIDC board’s by-laws. Caraway seconds that motion. Prather was in favor; motion passed.
- g. **Appoint Secretary’s designee** – Caraway made a motion to appoint Sarah Cogburn the DIDC Secretary’s designee in accordance with the by-laws. Beaty seconds that motion. Prather was in favor; motion passed.

**STAFF REPORT –**

- **Report for month ending**
- **Accounts Receivable**
- **Date of Next Meeting (March 28<sup>th</sup>)**

Beaty made a motion to approve the staff report. Caraway seconds that motion. Prather was in favor; motion passed.

**ADJOURN** – At 5:40 pm, Caraway made a motion to adjourn the meeting. Beaty seconds that motion. Prather was in favor; Motion passed.

I, *David Denman*, City Administrator for the City of De Leon, Texas, do hereby certify in good faith that the above and foregoing is true and correct of the **Regular Meeting** by the De Leon Industrial Development Corporation of the City of De Leon and of the minutes pertaining thereto on the 28th day of **February, 2018**.

  
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*David Denman, City Administrator*

Minutes **PASSED AND APPROVED** by the De Leon Industrial Development Corporation of the City of De Leon on the 28th day of **March, 2018**.

ATTEST:

  
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*Sarah Cogburn, Secretary's Designee*

  
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*Toney Prather, President*