



**MINUTES OF PUBLIC MEETING
DE LEON INDUSTRIAL DEVELOPMENT CORP.
5:00 p.m. – Wednesday, January 17th, 2018
DIDC Approved on February 27th, 2018**

CALL TO ORDER – President Prather called the meeting to order at 5:00 pm.

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

INVOCATION - The invocation was given by Tim Beaty.

PUBLIC COMMENT - No public comments.

CONSENT (AUTOMATIC APPROVAL) AGENDA:

Approval of Minutes for December 20th, 2017 - Beaty made a motion to approve the minutes. Whitney seconds that motion. Prather and Holland were in favor. Motion passed.

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

Accounts Receivable, as relating to delinquent accounts – Jeremy Debord was present at the meeting and said things had gone downhill since the last DIDC meeting he attended. Said he had to pay taxes, and for gifts and such for Christmas. He knew of three people who needed to have their cars repaired but were waiting for their taxes to come in first. He said the \$500 payment plus \$300 payment per month were a little steep, and Prather concurred that he had thought at the time it may be a little high. Beaty asked how much he could pay per month, and it was decided he would just pay his regular payments until March, at which time he would begin the \$800.00 payments again. Extending the maturity date was mentioned. Debord thanked the EDC and left the meeting.

Marco and Diane Paredes were not in attendance of the meeting. Prather advised that Small Claims Court stated the County Constable was having a hard time delivering the paperwork to Paredes, as they lived out of the County. He continued the case had been re-filed in Hood County, and the constable there was attempting to serve notice. Sarah Cogburn added that Diane had called and asked for her within the past couple of days but wasn't willing to hold on the line when told Cogburn was unavailable. No action was taken on this item.

Property located at 104 and 400 West Reynosa – Cogburn advised the board the City Council hadn't met to discuss the surveys and insured title. David Denman, City Administrator, asked if the DIDC would be willing to pay for them, due to the City's financial status. Prather advised that for money the City was getting for the properties, they should cover all closing costs. Prather nominated Whitney to be the representative with the surveyors, since he had met with Cogburn Real Estate and was familiar with the appraisals. No action was taken on this item.

Discussion with Peach and Melon Festival concerning land and building needs, and possible action to be taken – No one was present to represent the Peach and Melon Festival. Prather advised there was no update; nothing had been heard from them or Mr. John Gleaton. Whitney asked Prather if he would be overstepping his bounds by calling Monty and seeing if the Peach and Melon Festival was still interested. No action was taken.

Prospective Projects, relevance and community involvement – David Denman, City Administrator addressed the board saying he was looking at projects around town. He said an additional sign was needed on each side of town, proclaiming to "Visit Historic Downtown De Leon", and signs advertising the Peach and Melon Festival banner for hanging across the highway. Prather said the DIDC would be willing to pay for the additional signs at City limits, if the City would give permission on location. Prather and Beaty discussed that in the past the City had a banner that was hung, but either TxDOT or Oncor had made it to where the City couldn't hang it anymore. Holland asked about Gorman, who was still hanging their festival banner, and Prather said Gorman's poles hadn't been updated. Hanging the banner higher, maybe on old buildings was mentioned. Denman moved on saying there were lots of old buildings here to put businesses in, and that he was very excited to be living here. Holland asked if anything could be done about the drive through roof on the old Chevron building, as it was a slight safety hazard. He said a code enforcement ordinance might could be passed to promote and enforce the tidiness and upkeep of

storefronts. Denman continued by mentioning a gun and knife shop, and a restaurant for truckers near Allsups. Maybe on the park land, or at the old Ranch Grill. It was mentioned that Prado was interested in buying the old Ranch Grill to put his restaurant in but wasn't able to work anything out with the property owners. Denman continued the empty buildings downtown need filled. Denman asked for other ideas to improve highway 6, saying it was a gold mine, being the chosen route between Abilene and Waco. Prather said things had been tried in the past, but that it was hard to get other people to do their part. He mentioned trying to buy property from the Peach and Melon Festival, and the properties the DIDC was trying to buy from the City. In addition to his earlier statement on Prado, Denman continued that Eddie would love to take the old building next to Chevron if the Ranch Grill could not be obtained, and Prather added that Eddie would just have to call (the owner of the property) Sami and initiate the process, and the DIDC would be willing to help out with a loan once the ball is rolling. The conversation went on to cover things from the annual Hog Slam and Jam, coming SH 6 Project, and the old Allsups building. Discussion arose about Allsups being unwilling to give the old building to the school for parking. Prather mentioned he would call them to inquire about the old building. No action was taken.

FINANCIAL REPORT – Holland made a motion to approve the financial reports. Beaty seconds that motion. Prather and Whitney were in favor. Motion passed.

- **Report for month ending**
- **Accounts Receivable**

ADJOURN – At 6:16 pm, Holland made a motion to adjourn the meeting. Whitney seconds that motion. Prather and Beaty were in favor. Motion passed.

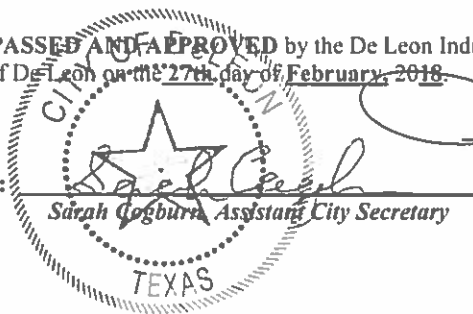
I, *Sarah Cogburn*, Assistant City Secretary for the City of De Leon, Texas, do hereby certify in good faith that the above and foregoing is true and correct of the **Regular Meeting** by the De Leon Industrial Development Corporation of the City of De Leon and of the minutes pertaining thereto on the 17th day of January, 2018.



Sarah Cogburn, Assistant City Secretary

Minutes **PASSED AND APPROVED** by the De Leon Industrial Development Corporation of the City of De Leon on the 17th day of February, 2018.

ATTEST:





Toney Prather, President