



**MINUTES OF REGULAR PUBLIC MEETING  
DE LEON INDUSTRIAL DEVELOPMENT CORP.  
5:00 p.m. – Wednesday, June 20<sup>th</sup>, 2018  
DIDC Approved on July 11<sup>th</sup>, 2018**

- 1. CALL TO ORDER** – President Prather called the meeting to order at 5:03 pm.
- 2. 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.  
Staff members present for the meeting were as follows: Sarah Cogburn (Board's Designee), and David Denman (City Administrator).
- 3. INVOCATION** – Beaty gave the invocation.
- 4. PUBLIC COMMENT** – No public comments were made.
- 5. CONSENT (AUTOMATIC APPROVAL) AGENDA:**
  - a. Approval of Minutes – May 30<sup>th</sup>, 2018** – Beaty made a motion to approve the minutes. Whitney seconds that motion. All members present were in favor; motion passed.
- 6. REGULAR AGENDA: (*Discuss and take action separately on the following items*)**
  - a. Annual County Map (Texas Trails Ads & Maps)** – Belle Lanning and Jaci Martin were present from Texas Trails to address the board concerning their annual ad and started by giving a company background. Moving on Lanning said the old ad that had been ran was \$645 per year for inside the flyer, but this year an ad had opened up on the backside of the map for \$970 which generally gains much more attention. Lanning also presented several proposed ads for the map, as the current one hadn't been revised in a while and the graphics were low quality which had caused some blurring. The board concurred after discussion Prather and Cogburn could work with Texas Trails on the graphics at a later date. Beaty made a motion to approve the \$970 ad for the new county map. Whitney seconds. All members present were in favor; motion passed.
  - b. Past due Accounts Receivables** – Jeremy Debord was present to address the board concerning about his loan being past due, saying that he would begin paying \$1,000 per month on his loan to cover it using most of the money from his recently acquired landscaping contract from the board. No action was taken.  
**\*\*Before agenda item c was discussed, President Prather moved items g and h to be considered next.\*\***
  - c. Land, building needs and potential use of 104 West Reynosa, 400 West Reynosa and 900 East Manchaca** – Much discussion of the property at 900 East Manchaca was made under item h. on the agenda. No action was taken on this item.
  - d. Proposed Budget for 2018-2019** – Discussion of the proposed budget was made. More money was put in advertisement to cover the extra \$300+ dollars per year of the Texas Trails ad. No action was taken.
  - e. Possible business and tourism promotion** – James Beck, Sarah Childers and Amber Draeger were present to ask the EDC board for assistance with some community promotion concepts they had been working on. Childers took the floor and spoke of advertising the IDC in surrounding counties to get the word out about De Leon to new business owners, educating current business owners in internet marketing and the creation of a complex website with many features to promote the community and tourism. Prather and Cogburn advised they had reviewed the law for the IDC spending money for promotional purposes, but the law was rather unclear. This item was postponed until the July IDC meeting for the board to seek legal advice. No action was taken.
  - f. Prospective projects, relevance and community involvement** – David Denman, City Administrator addressed the board concerning various needs at the City Park. Cogburn advised him that the IDC was a Type A corporation and therefore could not fund park projects. Denman continued with the idea of a fund meter or thermostat for donations to fund these projects. The board concurred that was a good prospect. No action was taken.
  - g. Proposed Budget Amendments** – Prather advised the board that to give out any more business loans the IDC would have to amend their budget from the bank operating line item in the revenues

to the business loans item in the expenditures. He continued to cover staff expense to the City another amendment would need to be made, and then another to cover advertisements. Prather proposed moving \$15,000 to business loans and promotions, \$350 to the EDC Coordinator line item and \$500 to ads and legal notices. Whitney made a motion to approve the budget amendments. Holland seconds that motion. All members present were in favor; motion passed.

- h. Potential Business Loan to Frank Nicholas** – Frank was present to address the IDC board concerning his requested loan. He wanted to open a 25 cent store, which would sell things like used metal, lumber and various recycled construction materials. Discussion followed of where Mr. Nicholas' store would be built as he was working on a lease with George Vera, but the board later decided he could build on 900 E Manchaca. Nicholas also stated he needed a business vehicle, building and utilities.

**\*\*At 5:43 pm, the meeting moved to executive session.\*\***

**\*\*At 5:57 pm, the meeting re-opened to the public.\*\***

Beaty made a motion to give Frank Nicholas a loan in the amount of \$5,000 at a 3% interest rate with the first payment due on November 1<sup>st</sup>, 2018, proof of quarterly sales tax reports, property lease and that the IDC would be responsible for the installation of water and sewer lines. Holland seconds that motion. All members present were in favor; motion passed.

#### 7. STAFF REPORT –

- **Report for month ending**
- **Accounts Receivable**
- **Date of Next Meeting** (July 11<sup>th</sup>, 2018)

Whitney made a motion to approve the staff report. Holland seconds that motion. All present members were in favor; motion passed.

#### 8. ITEMS OF COMMUNITY INTEREST:


- Expression of thanks, congratulations or condolences.
- Information regarding holiday closings.
- Honorary recognition of city officials, employees or other citizens.
- Reminders about upcoming events sponsored by the City or other entity that is scheduled to be attended by a city official or city employee.

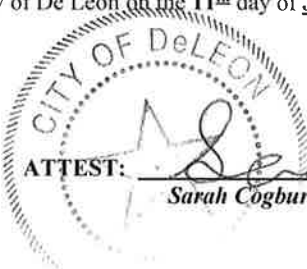

**9. ADJOURN** – At 5:45 pm, Beaty made a motion to adjourn. Holland seconds that motion. All members present were in favor; motion passed.

I, *Sarah Cogburn*, board designee for the De Leon Industrial Development Corporation, 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 20<sup>th</sup> day of **June, 2018**.

  
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*Sarah Cogburn, Board Designee*

Minutes **PASSED AND APPROVED** by the De Leon Industrial Development Corporation of the City of De Leon on the 11<sup>th</sup> day of **July 2018**.

  
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*Toney Prather, President*

  
ATTEST:   
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*Sarah Cogburn, Board Designee*