

STATE OF TEXAS X
COUNTY OF SWISHER X
CITY OF TULIA X

ON the 12th day of December 2013, the Economic Development Commission for the City of Tulia met in the City Council Chambers at 10:00 a.m.

Present were:	Amy McAtee	Vice President
	Andrew Freeman	Executive Director
	Ross James	Director
	Boyd Vaughn	Director
	Don Adams	Director
	Josh Moore	Director

Also present was:	Kristina Solomon	City Secretary
	Danny Barrett	Texas Communities Group
	Gary Johnson	Texas Communities Group
	Dale Swinburn	Citizen

Absent was:	Pat George	President
	Marcus Scarborough	Director

ITEM I: CALL MEETING TO ORDER

Ross James called the meeting to order at 12:14 p.m.

ITEM II: COMMENTS FROM THE PUBLIC

There were no comments at this time.

ITEM III: CONSIDER AND APPROVE MINUTES FROM THE DECEMBER 10, 2013
AND THE JANUARY 14, 2014 MEETINGS

Don Adams made the motion to accept the minutes as presented. Amy McAtee seconded the motion and it passed with a 4-0 vote.

ITEM IV: PRESENTATION BY DANNY BARRETT ON TULIA PILOT PROJECT AND
POSSIBLE DIRECTION TO EDC STAFF.

Danny Barrett works for the law firm that handles our property tax collection. He is in the process of creating a pilot project, Texas Communities Group, LLC. The project will help communities in a consulting manner. He will help with the properties that need to be demolished, cleaned up, or updated. He will help inventory properties by dilapidated structures, abandoned properties, trashy lots, and trust property. He will help research the property by cross referencing the tax roll, research ownership, and gather trust property information. With the help of our local community groups, he can help clean up Tulia. By placing signs in the yards of the homes, it will help let the community know more about the property whether foreclosed or trust properties.

Ross asked what the cost would be to use his services. At this time, Danny is not certain what the fees will be. He states he wants to work with the communities to help them clean up their towns, not get rich. Since it is a new project, he can't give a set cost at this time but will discuss it further with Andrew to come up with a reasonable cost. Andrew and Danny will discuss the project further and follow back up with the EDC.

ITEM V: DISCUSS AND CONSIDER APPROVAL OF eCIVIS GRANTS MANAGEMENT SOFTWARE CONTRACT.

Andrew states he would like to subscribe to eCivis which is a grant research website that makes searching for available grants easier. It combines all state, federal, and local grants that may be available. He would like to split the costs with the City Council since the service would benefit both the EDC and City Council. The cost to the EDC would be \$247.

Joshua Moore made a motion to approve the subscription to eCivis. A second was made by Boyd Vaughn and passed with a 5-0 vote.

ITEM VI: DISCUSSION AND POSSIBLE DIRECTION ON HUBCITI MOBILE APP PROPOSAL.

Andrew states he did further research in to the mobile app and discovered the cost of \$15,000 is too high at this time. Even splitting the cost with the City. Unless 80% of the businesses signed up to use the app, the costs are too high as well as not knowing how much interest we'd have with the local businesses. He suggests we wait until it is added to the budget to consider it again. Josh asked if other cities our size were using the app. Andrew states he knows a couple who have looked into it as well but none that are using it.

ITEM VII: FISCAL YEAR 2013 EDC REPORT AND FISCAL YEAR 2014 BUDGET UPDATE.

The fiscal year EDC report is due by February 1st every year. Currently the unrestricted fund balance is at \$235,168 which is about \$10,000 less than last year due to the loans with Tulia Well Service and NAPA that were not budgeted amounts. The revenue and expense report shows a budget balance of \$78,086.83 which is what is available for the rest of the year. If everything remains as it is, the fund balance could be back at \$245,000 like it was in 2012.

ITEM VIII: UPDATE AND DISCUSSION ON CURRENT BUSINESS RECRUITMENT AND RETENTION.

Andrew updated the board on the current business recruitment and retention. The building where Peggy's restaurant was located is currently for sale for \$80,000. If it is sold with all the current equipment, the price is \$120,000. The Station restaurant is still making improvements to the building. They are currently needing a septic system at a cost of \$50,000. The other option is having the city provide water and sewer but those options have not yet been researched. Andrew has been in contact with Alco about reopening a store here. They are closing the Dimmitt store and will look into a store in Tulia. Andrew has not heard from McDonalds but a truck stop may be coming in so that could be a possibility for a McDonalds. Walmart will have to look into the demographics and needs to determine if one of their small stores would benefit being located here. Mattie is also looking into having a local detail shop move in next to the new NAPA building to help bring business to both. Andrew has not heard from Chamisa so there is no update.

ITEM IX: HIGHWAY 87 FENCE DISCUSSION AND POSSIBLE DIRECTION TO EDC STAFF.

It had been discussed about the EDC and the City possibly helping the businesses along highway 87 build a fence around their property. Andrew did some research and found the cost to be \$15,000 to \$16,000 for the fence materials only. A 6ft fence would be needed at a minimum to be able to cover. It is approximately 1200 feet of fencing. Ross also suggested planting trees at a more affordable cost of \$10,000 but the maintenance and time would be too great. It was also suggested that the fence be built by tin from farmers old barns they were no longer using.

Andrew is going to continue to look into options for a cost share between the Tulia Community Funds, EDC and the City. He'll continue to shop for a more inexpensive way to get it done.

ITEM X: DISCUSSION AND DIRECTION TO EDC STAFF RELATED TO THE EXPENDITURE LIMIT OF THE EDC EXECUTIVE DIRECTOR BEFORE A CONTRACT OR PURCHASE IS REQUIRED TO BE APPROVED BY THE EDC BOARD.

Andrew asked the EDC Board to set an amount the will allow the Director to be able to make decisions without the board's approval. The board agreed anything \$2,500 or less does not need the board's approval.

Joshua Moore made a motion to allow the EDC Director to make decisions on anything \$2,500 or less. A second was made by Don Adams and passed with a 4-0 vote.

ITEM XI: COMMENTS FROM EDC BOARD MEMBERS/DIRECTOR

- ANNOUNCEMENTS – N/A
- DATE AND TIME OF NEXT MEETING- March 3, 2014

ITEM XII: ADJOURN

Ross James adjourned the meeting at 1:08 p.m.

Ross James, Director

ATTEST:

Kristina Solomon, City Secretary