

**GUN BARREL CITY**  
**Economic Development Corporation**  
**1720 W. MAIN STREET**  
**GUN BARREL CITY, TX 75156**

**June 8, 2021**  
**5:00 PM**  
**City Council Chambers**  
**1716 W. Main Street**  
**Gun Barrel City 75156**

**Minutes**

1. Call to Order/Establishment of Quorum at 5:05pm

Present: Joe Lawrence  
Brandi Collard  
Diane Johannes  
Ron Wyrick

Also in attendance: Mayor David Skains, Rob Rea and Ken Foster

2. Invocation and Pledge of Allegiance: Led by Joe Lawrence

3. Citizen's Comments: Mayor David Skains requested to speak. He said "The Board is tasked with evaluating projects and part of that responsibility is to evaluate programs and if you wish to discontinue a program it needs to be an agenda item and voted on to discontinue. That needs to be a Board decision and not have the Executive Director continuing to solicit participants and then discontinue funding of the program which seems to have happened.

The other item is tabling so many items. At the last City Council meeting we had 15 items on the agenda for the EDC, which is great. However, many of those had been tabled month after month and that can create a huge backlog for staff and Councilmembers to get ready for that meeting. Also, the constant tabling indicates to me that proper preparedness is not being followed. It's important to ask questions before hand and be prepared at the meeting.

Lastly and most concerning to me, I received a call from an ED in another city regarding a project here in Gun Barrel that I wasn't even aware of. I mentioned it to our ED and she informed me that it was a project mentioned ONLY in executive session. That's a very ethical problem in my book to be talking to an ED in another city about a project that is going on in our city that was only discussed in Executive Session. I ask that not happen again. You may want to address that in a future conversation, Mr. President.

With that, I appreciate what you're doing. We're going to get through this. As you're aware, there is an investigation going on and that is on-moving. I got the first about 750 pages of emails today and there will be more to come. We'll keep that in the works. Thank you very much.

4. Discuss/Take Action to approve the Minutes from the May 11, 2021 Workshop and Meeting: Diane Johannes moved to approve the Minutes from both meetings on May 11, 2021 and Brandi Collard seconded. Motion passed.
5. Discuss/Take Action to approve April Financials: Diane Johannes moved to approve the April Financials and Brandi Collard seconded. Motion passed 3 to 1 with Ron Wyrick voting no.
6. Thank you to Ken Foster for serving on the GBC EDC Board of Directors. A gift was presented to Ken Foster by Joe Lawrence in thanks for Ken's service on the GBC EDC Board of Directors.
7. Discuss/Take Action to appoint interim Vice President and Treasurer. Joe Lawrence stated that he felt that the appointment of an interim treasurer could be tabled as he did not think it would be needed before Ms. Ball would be back. Ms. Cooper said that she had been assured that the investigation would take at least 2 months. Ron Wyrick moved to table and Joe Lawrence seconded. Vote was tied 2 to 2 so Motion failed. Brandi Collard move to proceed and Diane Johannes seconded. Brandi Collard nominated Diane Johannes for Vice President. Diane Johannes accepted. No other nominees. Vote passed 3 to 1 with Ron Wyrick voting no. Diane Johannes nominated Brandi Collard to be Secretary/Treasurer. Brandi Collard accepted. No other nominees. Vote passed 3 to 1 with Ron Wyrick voting no.
8. Discuss/Take Action on Grant Applications: Joe Lawrence mentioned again that these applications are still on the wrong forms and need to be redone. The Executive Director and Assistant explained that they have been in the process of re-typing the forms because they only had access to scans and have been unable to update them.

HeartMasters Grant Application for \$25,000 – Diane Johannes moved to approve and Ron Wyrick seconded. Motion passed.

Farm Bureau Insurance Grant Application for \$25,000 – Brandi Collard moved to approve and Diane Johannes seconded. Motion passed.

Specialty Medical Grant Application for \$25,000 – Ron Wyrick moved to approve and Brandi Collard seconded. Motion passed.

Great American Package Store (GAPS) Grant Application for \$25,000 – Ron Wyrick moved to approve and Diane Johannes seconded. Motion passed.

9. Discuss/Take Action on Terms for the loan at Southside Bank: Executive Director recommends a 15 year adjustable rate loan of \$500,000.00 with a starting rate of 2.73% with option to adjust every 2.5 years. Diane Johannes asked what the rate would be for fixed rate loan to which Ms. Cooper stated it would be 3.71%. Diane Johannes expressed some nervousness at the adjustable rate loan and the possibility of the rates going up in an unpredictable economy. Ron Wyrick agreed. Ron Wyrick moved to have a 15 year fixed rate. Diane Johannes seconded. Motion passed.

10. Report from Executive Director: Ms. Cooper stated that we have a lot going on right now including applying for grants. We will be applying for a Texas Parks and Wildlife Boating Infrastructure Grant for \$1.5 million for our project. We will also be applying for a PACE Grant which is relatively new and has to do with clean energy which we will have in the project. It comes from property tax so we will be dealing with Henderson County on that one. Joe Lawrence asked if the addition of this grant money will increase our percentage of interest in the project and Ms. Cooper told him she would have to talk with our Partner about that. She also stated that there is a possible additional project in the works that she cannot say anything about at this time.


Joe Lawrence said, "I want to address this leaked information. I don't know who leaked information about our project but confidentiality is extremely important and we are bound by confidentiality laws. We, as a Board, need to do everything we can do to ensure that doesn't happen again."

The Executive Director thanked him and stressed the importance of confidentiality in our current project as well as others that are in the works and may take years to be revealed. Additionally, Ms. Cooper stated we have been very busy and are even thinking about adding staff.

11. Discuss/Take Action on Board-Approved 2021 Amended Bylaws as prepared by the Governance Committee: Joe Lawrence stated that Councilmembers had asked the Board to approve Bylaws so that they could be considered by the City Council. He said that the attorney edited version with the forms removed at the end had not been voted on by the Board and he felt that was what they need to do next. Ms. Cooper suggested that they wait to include input that has been received from 2 councilmembers. However, Mr. Lawrence and Mr. Wyrick felt strongly that the Board needs to approve this version and get it before Council. Ron Wyrick moved to approve these (proofread) bylaws and send them to City Council. Joe Lawrence seconded. Brandi Collard asked that these Bylaws be proofread for typos as there is a typo in the title of the document. Mr. Wyrick agreed to add that to his motion. Diane Johannes expressed concern at presenting these bylaws unchanged again to City Council knowing that they do not include City Council approved job descriptions for Board Members and the Executive Director and also do not include Resolution #R2021-008 establishing the structure of the GBC EDC. Motion passed 3 to 1 with Diane Johannes voting no.

11. Adjourn: Meeting adjourned at 6:53pm.

Prepared by:

  
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Robin Sykora, Executive Assistant

Attest:

  
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Brandi Collard, Secretary/Treasurer