

November 2015 Meeting Minutes
Greater Nocona Area Economic Development Corporation (Type A) &
Nocona Municipal Economic Development Corporation (Type B)
at the Tales and Trails Museum November 3rd, 2015

Agenda items:

I. Roll call and call to order: Type A & Type B – Confirm Quorum for Type A & Type B

Type A Board President Kyle Reynolds called the meeting to order at 12:15 pm. Also present were Tracey O’Neal and Yesika Rodriguez.

Type B Board President Phil Staley called the meeting to order at 12:07 pm. Also present were Dan Fenoglio, Robert Herndon and Sandra Reynolds.

Also present was Randy Duckworth, Nocona Chamber of Commerce Executive Director

a. Approval of Type A and Type B October meeting minutes

Both Boards approved the October minutes

b. Acceptance of September Type A & Type B financials

Both Boards accepted the September financials, noting a positive balance at the end of the fiscal year.

THE BOARDS OPENED THE PUBLIC HEARING AT 12:09 PM

II. NOCONA CHAMBER OF COMMERCE EVENT BARRIERS

PUBLIC HEARING

The director noted that at the last meeting the Type B Board agreed to place the proposal on the 60-day clock and the Type A Board requested staff place it on the October City Council agenda for approval to participate in a Type B project. The City Council approved the request at its October meeting.

The Chamber Executive Director explained the Chamber is looking at a community effort to assist with the purchase of these event barriers which will cost just under \$30,000. He appreciated the effort of \$15,000 from the Nocona EDCs (\$7,500 per Board). The City Council was also considering \$5,000 and the Chamber would cover the remaining amount through a variety of efforts. The barriers had been ordered using Chamber funds and were expected in the near future. Barriers would cover Clay Street from the Post Office to the feed store for the Mardi Gras Parade, but could also see use in a variety of other activities and events.

THE BOARDS CLOSED THE PUBLIC HEARING AT 12:15 PM

III. NOCONA CHAMBER OF COMMERCE QUARTERLY REPORT

The director explained that Randy Duckworth has taken the position and since he had just started sorting everything out, the director went ahead and postponed the Chamber’s quarterly report to this meeting. However, Randy had a previously planned vacation in October, so the director suggested just rescheduling the quarterly report to January.

The Boards agreed to postpone the report to the January 2016 meeting.

IV. Staff Updates and Travel

a. Manufacturer Prospect Update

Nocona hosted two visitors from Sig Sauer, according to the director. The luncheon which included the mayor, Lyn Henley (city manager), Phil Staley (Type B), Tyler Thomas (Type A), Dan Fenoglio (Type B), the regional representative from the Governor’s ED&T Office, the regional representative from the Texas Department of Agriculture, and the NEDC director went well, but the tour of the old Nocona Boot Company Building on Hwy 82, not as much. The tour

with Matt Hackley seemed to focus more on the building's discrepancies than its strengths. However, it turned out the ceiling height was really the main detractor for the company officials. We also took them to see the orange buildings, which they thought the peak ceiling height might be closer to their needs. They also toured the Fenoglio Boot Company and bought boots (one with the Texas seal on it).

The director has since emailed them with more information of the orange buildings and the possibility of the Horton metal building. Dan Fenoglio has checked into the possibility of building a new metal building and the director is looking at financing options. The cost of the building was estimated at \$4.5 million, which a 20-year note payment would expend the entire budget for both Boards. The director said he was in the Austin area next week and would visit with various agencies about financial assistance programs using that estimate.

Bob Herndon explained he thought that part of the ceiling in the Nocona Boot Company building could be raised to the desired height, especially since the roof needed replacing anyway. He was going to visit the sight and take a closer look at the viability of the project.

The director agreed he will continue to email information and respond if there appears to be any interest in a specific project.

b. Shopko Prospect Update

The director said the real estate agent from Dallas, the developer from Tennessee and a company representative passed through quickly the same day as Sig Sauer. They looked at the Hill property and the director showed them property just west of Dairy Queen and they left.

Follow up from the real estate representative indicated a sincere interest to build in Nocona, but a property needed to be negotiated before the company would make any decision. The director continues to respond to requests about available property.

Dan Fenoglio confirmed that another property owner wasn't interested in selling property and Phil Staley confirmed the pad property price at \$11 a square foot was firm.

The director will relay the information to the real estate agent and developer.

c. Fiber Optic Network Project Update

There were 36 respondents to the survey, but only about half of that completed the full survey. Several anchor institutions however, including the city, County officials and the Nocona ISD did not respond. The director is making arrangements to follow up with these key players. A meeting with the County Judge and the County IT person indicated a concern about the financial viability of a county-wide project and that a city-oriented project might be more feasible.

The director has also had conversations with NORTEX Communications, which indicated an interest in being involved and a fiber optic provider who also is interested in the program.

The director and the consultant are reviewing opportunities to more fully educate and discuss options at a Nov. 17 community meeting, which would include both providers and servicing companies.

d. Small Business Development Center Visits Update

Monthly visits continue with various businesses. The next visit will be Nov. 19 and then there will be a break over the holidays. Efforts are also being discussed about informational workshops being conducted in Nocona on items of interest to various business.

e. Lemonade Day Project Update

The director is working to schedule a visit by the national director Nov. 17 to begin organizing the project.

f. Leadership Montague County: Education, Nov. 13, County Annex & Tour

There is no expected involvement with this particular class by the director.

g. Texas Department of Agriculture Rural Internship Meeting, Nov. 9, Austin

The director said the meeting had been cancelled, but since hotel reservations were already in place he plans on talking to the TexasAg rural health office and several other agencies about Nocona projects including some concerns by Nocona Hospital Administration on changes to one of its programs.

- h. Association of Rural Communities in Texas Annual Meeting, Nov. 11 – 12, Bastrop**
The director will attend.

V. Items of community interest

- a. Nov. 3 Voting Day
- b. Nov. 4 Homemade Chili Lunch, with Chili, soup and hot dogs put on by the Nocona Hills Community Church Women's Bible Study, Nocona VFW
- c. Nov. 5 TNT unveils their new exhibits within their Oil & Gas Industry section - a 1950s era "Pumper's House" and a 1/6 scale replica of a Fort Worth Spudder.
- d. Nov. 14 – 15 Nocona Nights
- e. Nov. 14 – 15 Ring of Fire with Rowland's Mini-Bulls at the 4X Fall Fair & Bullriding Event
- f. Nov. 26 Thanksgiving

VI. Adjourn

The meeting adjourned at 12:47 pm.