

October 2016 Called Meeting Minutes
Greater Nocona Area Economic Development Corporation (Type A) &
Nocona Municipal Economic Development Corporation (Type B)
at the Tales and Trails Museum October 18th, 2016

Agenda items:

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

Type B Board President Phil Staley called the meeting to order at 12:10 pm. Also present were Dan Fenoglio, Bob Herndon and Brandi Shipman.

Type A Board President Kyle Reynolds called the meeting to order at 12:10 pm. Also present were Chance Dingler, Tracey O’Neal, Yesika Rodriguez and Tyler Thomas.

Also present were Craig, Leigha and Lux Carter owners of Chief Nocona LLC; Robert Fenoglio, Nocona Mayor; Lynn Henley, Nocona City Manager; and Ronnie Davis, Nocona Chamber of Commerce.

II. CHIEF NOCONA LLC PROPOSAL

The director introduced Craig Cater, owner of several business entities who recently bought the old Nocona Boot Company building on Hwy 82, and his family. He is looking for assistance to quickly adapt the building for his various operations.

Staff had requested a loan application be completed prior to the meeting, complete with financial information for all his business activities and details on the building purchase and possible collateral for the loans he proposes. However, Mr. Carter wanted to ensure interest in supporting his business venture prior to releasing personal information.

The director and Mr. Carter met Oct. 10 and conducted a driving tour of Nocona and its activities. Following this conversation Mr. Carter suggested assistance in the following way.

His first priority is improving access to the building through attractive roll-up doors in the center of the building and a canopy and concrete area for curb-side appearance. He would appreciate a \$50,000 no interest, 15-year loan. There was also conversation about other approaches, i.e., if he can obtain a \$50K bank loan then the NEDCs might consider paying the interest.

He would also appreciate a 10-year tax abatement on the property. Since the Nocona EDCs have no authority to offer tax abatements, staff recommended the Boards could also consider other opportunities to assist with cash flow for this start-up business possibly looking at the current tax assessment and offering the incentive of a 5-year payment of current estimated taxes (\$5,526.17 annually) based on job creation, maybe 3 full time jobs, plus 1 additional job each year.

Mr. Carter would also appreciate the \$25,000 grant, to help with preservation of the historical architecture of the original building. That should accommodate necessary renovation costs for that area.

According to Mr. Carter he bought the building using an SBA 7a loan. As of last week, the building was still listed under Matt Hackley at the Montague County Tax Assessor’s Office. Mr. Carter also explained that although his Church AV Installation Company is the primary income source, his other operation, Square Foot Consignment and Auction, would have the greatest impact on Nocona. The ability to host multiple style events, including auctions would market Nocona nationally and possibly internationally. There are also other interested parties looking at the building to house their operations.

Mr. Carter acknowledged there was much renovation work necessary on the building and he would address each renovation need as needed, but over a long term.

The Type A and Type B Boards adjourned into Executive Session at 12:40 pm

The Boards returned to the normal session at 1:10 pm

Following Executive Session the Boards requested staff advise Mr. Carter of their interest in his efforts, but the need for the loan application and accompanying financials to begin due process on the request.

III. Staff Updates and Travel

a. Fiber Optic Project Update

NORTEX will NOT be able to help with the EDA funding application until February 2017. Staff is looking to at least put the proposal together this year. The first step is determining which internet service providers might be interested in our efforts. The City Manager and County officials are being asked to provide contact information they may have available for fiber optic lines in the area.

IV. The meeting adjourned at 1:13 pm