

**January 2017 Meeting Minutes**  
**Greater Nocona Area Economic Development Corporation (Type A) &**  
**Nocona Municipal Economic Development Corporation (Type B)**  
**at the Tales and Trails Museum January 3rd, 2017**

**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 12:08 pm. Also present were Don Davis, Dan Fenoglio, Billy Henley, Bob Herndon, Sandra Reynolds and Brandi Shipman.

Type A Board Vice President Tyler Thomas called the meeting to order at 12:08 pm. Also present were Tracy O’Neal, Kyle Reynolds and Yesika Rodriguez.

Also present were Reece Berry, Cris Lemon CPA; Craig Hughes, HWH Group site selectors; David Kerchaval, regional representative for the Texas Department of Agriculture; and NellAnn McBroom, Executive Director for Nocona Chamber of Commerce.

**a. Approval of Type A and Type B December meeting minutes**

Both Boards approved the December minutes as written.

**b. Acceptance of November Type A & Type B financials**

Both Boards accepted the November financials.

**II. ANNUAL AUDIT**

Reece Berry of Cris Lemon CPA reviewed the 2016 audit. Board members accepted the audit as presented with few questions.

**THE PUBLIC HEARINGS OPENED AT 12:15 PM**

**III. INDIAN OAKS GOLF COURSE**

The director noted that the request is very much in line with previous needs of the Indian Oaks Golf Course. The request is for a 50/50 split between the committee and the Nocona EDCs for a new mower at \$33,000. It would be a three-year payment \$5,500 (\$2,750 per Board if both Boards participate). Cart batteries would be another \$3,495 (\$1,747.50 per Board if both Boards participate) and Zeolite treatment of \$6,800 (\$3,400 per Board if both Boards participate). That’s a total of \$15,795 (\$7,897.50 per Board if both Boards participate). Board members noted that \$11,000 (\$5,500 per Board) had already been budgeted, but this would add the additional cost of the mower, which was not anticipated.

The Boards decided to support the proposal. The Type B Board placed the proposal on the 60-day clock and the Type A Board requested staff place the proposal on the City Council agenda to approve participation in a Type B project (sports facility). The City Council approved Type A Board participation at its December meeting.

**IV. PREMIER PLAYER SPORTS BASEBALL FIELDS PUBLIC HEARING**

The director also explained that the Boards determined to fund the ABI-S360 Zero Turn Machine and all of its attachments totaling \$30,500 with a 60-month lease-purchase agreement through the Nocona Chamber of Commerce. Terms were at 5 ½% interest with payments of \$582.55 monthly (\$291.28 per Board). The Type B Board placed the proposal on the 60-day clock and the Type A Board requested staff place the proposal on the City Council agenda to approve participation in a Type B project (sports facility). The City Council approved Type A participation at its December meeting.

**THE PUBLIC HEARINGS CLOSED AT 12:17 PM WITH NO NEGATIVE  
COMMENTS**

## **V. OVERLAND PROPOSAL**

The director explained that the Nocona EDCs have been approached by the HWH Group site selectors for a possible concrete pipe manufacturing and warehouse distribution facility. Although the project was distributed to the Governor's Office of Economic Development and Tourism, the information was also directly submitted to us by the HWH Group representative Craig Hughes, who attended the Boards' meeting. Staff is considering various location, including behind Fuel World, the airport and burn pile city property, city and private property near Blue Mound Road and others. Nocona is of real interest because of its qualifications for New Market Tax Credits that HWH Group specializes in (Mr. Hughes is also interest in other possible NMTC opportunities in Nocona including the old hotel downtown). Board members were asked to note several other incentives the company is interested in. Staff is already in contact with the Texas Department of Agriculture for Capital Fund monies available, USDA in Decatur, the Governor's Office of ED&T for possible Enterprise Fund and Economic Development Bank resources and the Economic Development Administration for resources. Staff recommends working with professional grant writers to assist with these applications. Cost would be dependent on which programs are applied for. Staff does not consider tax abatements as viable, especially since school taxes can **NOT** be included. However, there are other programs to possibly accomplish something similar. First would be consideration of a Tax Increment Reinvestment Zone, which would allow increased taxes to be reinvested in the area. Also, a 380 (local taxing authorities) and 381 (county taxing authority) agreements would be a contract to help lessen the property tax burden based on jobs created. Professional legal assistance with these would probably cost about \$6,000.

**THE BOARDS ADJOURNED INTO EXECUTIVE SESSION AT 12:49 PM**

**THE BOARDS RETURNED TO REGULAR SESSION AT 1:03 PM**

**The Type B and A Boards decided to pursue this opportunity and directed staff to submit the appropriate response to the RFP and inform the City Council of the prospective business.**

## **VI. NOCONA CHAMBER OF COMMERCE QUARTERLY UPDATE**

NellAnn McBroom, Nocona Chamber of Commerce executive director gave the quarterly report, including marketing efforts.

## **VII. Staff Updates and Travel**

### **a. Fiber Optic Project Update**

The director said he is working with the Zayo Fiber Company to determine leasing costs. Holiday season has made it slower getting together with resources.

### **b. TexasOne Holiday Reception Update**

The director noted this was a very well attended event at the Governor's mansion. Gov. Abbott suggested circling back to his staff on our fiber project, since there might be new developments on rural fiber. Also continued networking with a variety of EDCs and business leaders.

### **c. TXDOT US HWY 82 Expansion Meetings**

TXDOT is hosting two meetings to discuss their ideas for the expansion of US Hwy 82 into a four lane. There has been a comment made about maybe a Nocona bypass as part of the project. Staff **strongly** suggested Board members attend one or both meetings.

### **d. LMC Ethics and Leadership Class, Jan. 20**

### **e. TexasOne Cuban Trade Mission, Jan. 21 – 24, Austin**

At the TexasOne Holiday reception the director was approached by TexasOne leadership about this trade mission. They were considering providing Nokona baseball gloves to the Cuban delegation. The director contacted Rob Storey and he offered a special price for this project. TexasOne has ordered 8 Nokona baseball gloves with the Texas State Seal lasered onto the mitt.

Since the gloves are a part of the program, the director thinks it advantageous to have a Nocona EDC presence. He's also working with TexasOne and Rob Storey on whether he would also attend.

**f. TXDOT Forum, Feb. 5 – 7, Austin**

Since the local TXDOT officials seem to be discussing a Nocona bypass, the director suggests becoming more active on the state level. The director has attended in the past, but had not seen the need recently since monies for the project were negatively affected by the oil bust. The Boards agreed this might be advantageous, depending on the expansion meeting next week.

**g. Strong Foundations: The Economic Futures of Kids and Communities, Washington, D.C  
March 23-24, 2017**

The director is attending.

**h. Broadband Communities Summit, May 1 – 4, Dallas**

The director is attending

**VIII. Items of community interest**

January 9 - 20	Local Filming for "Sick for Toys," Christmas thriller
January 12 - 14	Montague County Youth Fair
January 21	Acoustic Jam and Potluck Meal at the Senior Citizen Center
February 4	Mardi Gras Ball
February 11	Nocona Nights Valentine's Day Dance

**IX. The meeting adjourned at 1:16 pm**