

February 2015 Meeting Minutes
Greater Nocona Area Economic Development Corporation (Type A) &
Nocona Municipal Economic Development Corporation (Type B)
at the Tales and Trails Museum February 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 12:08 pm. Also present were Don MacLaughlin and Tracy O’Neal.

Type B Board President Phil Staley called the meeting to order at 12:08 pm. Also present were Robert Herndon, Brandi Shipman, Sandra Reynolds and Dan Fenoglio.

Also attending were Joni Coursey, Nocona Chamber of Commerce executive director; Scott Politakis, Nocona Chamber of Commerce president and Rodeo Committee chairman; Reece Berry, accountant with Cris Lemon CPA; Jim Rogers, Texas Trails Art Gallery owner; Tyler Thomas, Edward Jones and possible Type B Board member; Billy Henley, Cholla Petroleum and possible Type B Board member.

1. Approval of Type B and Type A January meeting minutes

Both Boards approved the January meeting minutes as presented.

2. Acceptance of December Type A & Type B financials

Both Boards accepted the December financials, but asked staff to clarify expenditures items considered part of the “Capacity Building” line item. The director explained it was items not considered as a project, but that helped build the community’s capability, like workshops locally and community attendance like at the “20 Clues to Rural Community Survival Goals” in Fredericksburg. The director offered to have a more comprehensive list at the next meeting.

II. KEEP NOCONA BEAUTIFUL TRASH CAN PROJECT PUBLIC HEARING

The director noted that last month Ms. Syd Nowell, chair for Keep Nocona Beautiful was present to request up to \$1,500 to purchase two trash cans for the downtown area. She explained that other organizations, including the city are also contributing trash cans, culminating in approximately 15 trash cans total. KNB and the city will be responsible for its upkeep and emptying. The director noted this is a Type B project, unless the Type A Board wants to request permission from the City Council to participate.

The Type B Board requested it be placed on the 60-day clock. The Type A Board requested it be placed on the City Council agenda for permission to participate and the City Council approved the request.

The public hearing opened at 12:12 pm. Joni Coursey, Nocona Chamber of Commerce executive director said the trash cans had been placed downtown and many Board members agreed that they looked nice and added to the downtown infrastructure. The public hearing was closed at 12:15 pm. The final vote on the project will be made in March.

III. 2013 – 2014 ANNUAL AUDIT REPORT

Reece Berry presented the annual audit noting changes from the last audit, such as the Fenoglio Boot Company assuming responsibility for the Montague Boot Company contracts and its purchase of the Pine Street building; completion of the Doug Fulkerson contract, which granted him equipment upon completion of three years as Chisholm Trail Boot and Saddlery; to name a few.

The Boards approved the audit.

IV. BOARD MEMBER REAPPOINTMENTS

The director explained that the following Board members have their term expiring this month:

Type A: Kyle Reynolds and Cassie Mitten

Type B: Brandi Shipman, Robert Herndon

Although these are mainly new Board members they were appointed to fulfill previous appointments. It was also noted that the City Council should also fill the Type B Board vacancy with the resignation of Martha Underwood. The director said it was the first time in his ten years with NEDC that there were two very qualified volunteers for one position making the decision difficult for the City Council.

The Boards requested staff submit a request for the City Council to re-appoint these members for a two-year term.

V. TEXAS TRAVEL CENTER REPRESENTATIVES NOCONA VISIT PROPOSAL

The Nocona Chamber of Commerce executive director requested NEDC sponsorship for the upcoming tourism council. She explained the tourism council will be coming to Nocona on Tuesday, April 14th. They plan to tour the glove factory, Tales N Trails and car museums. They've asked that the Chamber help in finding sponsors for each of these tours, as well as lunch. The glove factory and Tales N Trails are not charging. The Chamber will sponsor the car museum tours, and any cost for renting/cleaning the Veranda Inn for catering.

The Chamber would appreciate if Nocona EDCs would be a sponsor by providing the lunch. Ms. Coursey said Fenoglio's BBQ is catering, and lunch will be \$6/head, featuring a "bowl of crap". There will be about 100 in attendance, so the sponsorship would be \$600. Of course the NEDCs can provide any material to the group they would like in our welcome bags and/or at lunch. The NEDC director said this would use marketing monies available from both Boards.

The Boards decided to allocate \$300 each (\$600total) in marketing funds for this project and requested staff place it on the City Council agenda for authority to expend the funds.

FOLLOWING PRESENTATION ON ITEMS VI, VII, VIII AND XI.2 THE BOARDS ADJOURNED INTO EXECUTIVE SESSION AT 12:49 PM TO FURTHER DISCUSS EACH ITEM. THE BOARDS RETURNED TO REGULAR SESSION AT 1:11 PM AND THEN MOTIONED AND APPROVED THE FOLLOWING LISTED ACTIONS ON EACH SUBJECT ITEM.

VI. ART GALLERY LOAN PROPOSAL

Jim Rogers reviewed expenses he had incurred starting the Texas Trails Art Gallery and requested a loan of \$5,000 to assist with start-up of the gallery on US Hwy 82. The gallery owner was appreciative the Boards had agreed to a \$2,500 grant (\$1,250 per Board) which he had received. The request is for an interest-free loan for three years.

The Boards approved moving the proposal forward. The Type B Board requested staff place it on the 60-day clock. The Type A Board requested staff place it on the City Council agenda for approval to participate in a Type B Board project (retail).

VII. TIMES FORGOTTEN REVOLVING LOAN PROPOSAL

The director explained Hank Robertson, owner of Times Forgotten Steakhouse was requesting a loan from the Type B Revolving Loan Fund of up to \$25,000 for improvements to its buildings, especially the meeting room and ice cream parlor. According to Mr. Robertson, in the next few months, the plans for Times Forgotten Steakhouse are to construct a bar area for the bonus/party room in the North building of the property. The bar will stretch from the West side of the existing fireplace to the entry door of the party room. The middle wall will partially be taken out in order to fulfill the layout of the bar. With the annual events the town has produced, the seating space for the business has been limited at times. With the bar area in place and the middle wall removed, this will allow for much more needed space to suffice for the heavy traffic during event times. Currently, there are no estimates set in stone but have plans in the near future to get a better handle on costs. Along with the structure of the bar, there will be electrical and plumbing improvements in order to handle the functionality of the new improvements. With little time to spare, I project a rehab costs to fall somewhere between \$50,000-

\$75,000. To get a better vision of what I have in mind, I have attached several photos to refer to (photos will be available at the Board meeting). By no means are the 3D images “key on” so to speak...but should give you a rough visual of what the improvements will look like. Along with the interior improvements, a few exterior changes to the building will fall in place.

According to the director there is currently just over \$24,000 in the account. Normally it was a maximum \$25,000 amount requiring at a minimum a 50-50 split in expenditures. Monies would be made available once the project begins. The director also noted that since this is an ongoing loan program, the 60-day clock is not required, but City Council approval to expend funds is needed.

The Type B Board requested staff inform Mr. Robertson they would like him to resubmit the proposal once more details were available on the construction, costs and concurrence of the former owners, who still have oversight of any construction of this nature.

VIII. RODEO COMMITTEE TRACTOR PROPOSAL

The director explained he had a verbal request from Scott Politakis, Nocona Chamber of Commerce president and Rodeo Committee chair, but the email with the details had been misaddressed electronically, so information was not in the Boards’ packages. The director noted the Type B Board had granted \$7,250 in October 2010 for a tractor.

Mr. Politakis explained that the tractor bought in 2010 had developed several problems and costs of repairs would be as expensive as replacing the tractor. The committee was looking at a little more powerful tractor considering the increases in activities at the rodeo grounds. The committee was looking at a tractor costing \$12,000 and requested the NEDC contribute a grant of \$6,000 towards the purchase.

The Type B Board approved moving the proposal forward and requested staff place it on the 60-day clock.

IX. Staff Updates and Travel

1. Nocona Social Media Guidelines for all City-appointed Board members

The director focused Board members on the recently approved official City of Nocona social media guidelines in their packages. He noted these apply to all city employees and to City-appointed Board members, which includes Type A and Type B Boards.

2. Texas New Mexico Power Land Proposal Update

The director noted he had received an email of a request letter from Texas New Mexico Power signifying interest in the recently replatted 3.13 acre Lot 1 of the Pine Street industrial park property. The letter requested an asking price and details about the property, including zoning.

The Boards agreed to an asking price of \$45,000 and requested staff relay all requested information to Texas New Mexico Power for their consideration.

3. Gov. Abbott Inauguration Update

The director noted the invite to attend included seating at the actual inauguration, the BBQ lunch and the “black tie” formal that evening. All three events were, of course, well attended, although the projected attendance and actual attendance at each event was about half. There was a clear effort in the inaugural speeches to declare “this is a new day for Texas.” The director and his spouse did have a chance to connect with a variety of leadership and discuss some of the expected changes and legislation during this session. The most unexpected news is there is a new executive director for the Governor’s Office of Economic Development and Tourism, Bryan Daniels. He is moving from the Texas Department of Agriculture and also previously served with the US Department of Agriculture in Waco. The director has had contact with him before and expects he will be a great advocate for rural Texas.

4. Leadership Montague County Austin Visit, Feb. 17 – 18

The director explained this is done every session and it allows class members and other county leaders to acquaint themselves with many state resources, including state leadership, and make them aware of Montague County and rural Texas concerns and needs. The director will be attending.

5. Cross Plains Rural Transportation Council Meeting, Feb. 19, Wichita Falls

The quarterly meeting was moved to February because of scheduling conflicts in January. Efforts continue to finish the US Hwy 82 four-lane, the director explained.

X. Items of community interest

February 4 – 7 Nocona Mardi Gras schedule of events was provided to the Board members.

XI. The meeting adjourned at 1:16 pm

The members moved into a planned NOCONA EDC STRATEGIC PLANNING SESSION which ended at 1:55 pm. No Board action or proposals were determined in the informational program on the details of economic gardening for rural communities. Staff will schedule the next session to look at possible areas of interest and possible priorities following right after the March meeting.