

MINUTES

**LANCASTER ECONOMIC DEVELOPMENT CORPORATION SPECIAL BOARD
MEETING OF
DECEMBER 16, 2021**

The Lancaster Economic Development Corporation Board of the City of Lancaster, Texas, met in a called Special Board Meeting in the Council Chambers of City Hall on December 16, 2021 at 7:00 p.m. with a quorum present to-wit:

Board Members Present:

Ted Burk, President
Ellen Clark, Vice President
Sandi Collier, Board member
Adrienne Davis, Board member

Board Members Absent:

Octavia Giadolor, Board member

City Staff Present:

Shane Shepard, Economic Development Director/Assistant Board Secretary
Carey D. Neal, Jr., Assistant City Manager
Nate Johnson, Management Fellow
Karl Stundins, Research and Business Development Manager

Call to Order:

President Burk called the meeting to order at 7:00 p.m. on December 16, 2021.

Public Testimony:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

Consent Agenda:

- 1. Consider approval of minutes from the Lancaster Economic Development Corporation (LEDC) Special Meeting held on October 21, 2021.**

MOTION: Board Member Collier made a motion to approve this item, seconded by Board Member Davis. The vote was cast 4 for, 0 against (Board Member Giadolor absent).

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Action:

2. **Discuss and consider a resolution authorizing a Performance Agreement by and between the Lancaster Economic Development Corporation and Niagara Bottling, LLC.**

Economic Development Director Shepard read the item and provided the staff report. The following are the specific terms for the Performance Agreement between the LEDC and Niagara Bottling, LLC:

1. **Lancaster Employment Incentive** - up to \$250,000. \$2,000 per employee who has been a resident of Lancaster for at least two years and has been hired on in a full-time position. A full-time position is defined as a position working 1,920 hours in a year with wages of not less than \$55,000 annually. Must be claimed by January 1, 2025;
2. **Development Fee Incentive** - up to \$150,000 for development costs including City fees, permit charges, and job training. Must be claimed by January 1, 2026;
3. **Infrastructure Grant** - up to \$633,920 for costs associated with the construction of a four-lane divided roadway that services the property and connects to Sunrise Road. Must be claimed by January 1, 2026;
4. **Inland Port Transportation Management Association Grant** - up to \$10,000 to pay for Inland Port Transportation Management Association dues. This pays for public transportation to the jobsite for two years. Must be claimed by January 1, 2029;
5. **TOTAL** maximum incentive is \$1,043,920

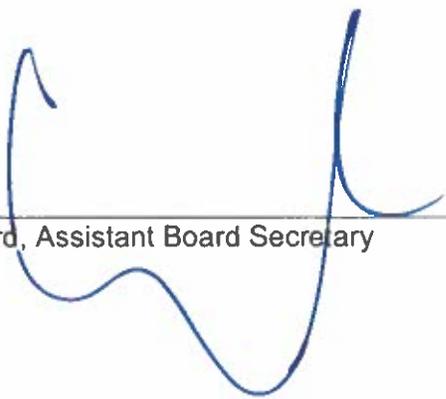
The Board discussed this item.

MOTION: Board Member Collier made a motion to approve this item, seconded by Vice President Clark. The vote was cast 4 for, 0 against (Board Member Giadolor absent).

Board Member Davis made a motion to adjourn, seconded by Board Member Collier. The vote was cast 4 for, 0 against (Board Member Giadolor absent).

The meeting was adjourned at 7:09 p.m.

ATTEST:



 Shane Shepard, Assistant Board Secretary

APPROVED:



 Ted Burk, President