

MINUTES

LANCASTER ECONOMIC DEVELOPMENT CORPORATION REGULAR BOARD MEETING OF JULY 21, 2022

The Lancaster Economic Development Corporation Board of the City of Lancaster, Texas, met in a called Regular Board Meeting in the Council Chambers of City Hall on July 21, 2022 at 7:00 p.m. with a quorum present to-wit:

Board Members Present:

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

Board Members Absent:

Octavia Giadolor, Board member

City Staff Present:

Shane Shepard, Economic Development Director/Assistant Board Secretary
Karl Stundins, Research and Business Development Manager
Opal Mauldin-Jones, City Manager

Call to Order:

President Burk called the meeting to order at 7:00 p.m. on July 21, 2022.

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 December 16, 2021, and the Regular Meeting held on April 21, 2022.**

Board Member Clark requested that the minutes of the December 16, 2021 meeting be amended to reflect that she attended the meeting and that she nominated President Burk at the April 21, 2022 meeting.

MOTION: Board Member Clark made a motion to approve the Minutes from the Special Meeting held on December 16, 2021, as amended, and the Regular Meeting held on April 21, 2022, as amended, seconded by Board Member Davis. The vote was cast 4 for, 0 against (Board Member Giadolor absent).

Action:

- 2. Discuss and consider a resolution of the Lancaster Economic Development Corporation (“LEDC”) approving an agreement with Noble RE, LLC in an amount not to exceed eighty thousand dollars (\$80,000) from funds collected from the ¼ of 1 percent sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.**

Economic Development Director Shepard read the item and provided a brief overview of the project.

Harry Chapman, the developer, answered several questions from Board Members:

- The facility will be a single tenant facility that is larger than the Starbucks in DeSoto
- There will be more jobs at the facility than mentioned in the project overview. There will be six full-time management positions and several part-time positions. Part-time workers averaging over 20 hours per week will qualify for company benefits
- The facility is expected to generate \$500,000 to \$1,200,000 in sales annually. At these sales levels, it will take approximately seven years to have new city revenues offset the incentive
- The developer believes that Starbucks will help attract additional national retailers to Lancaster
- Starbucks would not move forward with this project without the financial incentives.
- The drive-through operations will be designed to not impact parking for the shopping center

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

- 3. Discuss and consider a resolution authorizing a Performance Agreement by and between the Lancaster Economic Development Corporation and American Licorice.**

Economic Development Director Shepard read the item and provided a brief overview of the project.

George Nelson, plant manager for American Licorice, answered several questions from Board Members:

- The facility is located on Dallas Avenue in front of DSV
- Jobs will include technical, management, manufacturing and office
- The facility will be open by January 2024

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

4. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the Lancaster Economic Development Corporation may meet in executive session to discuss the following:
- a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.

ACTION: Discuss and consider a resolution of the Lancaster Economic Development Corporation ("LEDC") authorizing the execution of a commercial contract to purchase real property located at 133 North Henry Street an approving funding in an amount not to exceed three hundred two thousand dollars (\$302,000) for the purchase of building, including survey and title-related expenses, for use as office and meeting space from funds collected from the ¼ of one percent additional sales and use tax.

Board Member Clark recused herself from the discussion and consideration of this item due to business conflicts. She left the meeting. Mr. Shepard read the item.

PRELIMINARY MOTION: Vice President Collier made a motion to discuss the item in Executive Session according to Section 551.072 of the Texas Government Code (the Texas Open Meetings Act), seconded by Board Member Davis. The vote was cast 3 for, 0 against (Board Member Clark out of the room - recused).

The Board returned from the Executive Session at 8:24 p.m.

MOTION: Board Member Davis made a motion to approve this item, seconded by Vice President Collier. The vote was cast 3 for, 0 against (Board Member Clark was out of the room – recused).

Vice President Collier made a motion to adjourn, seconded by Board Member Davis. The vote was cast 3 for, 0 against (Board Member Clark out of the room).

The meeting was adjourned at 8:26 p.m.

ATTEST:



Shane Shepard, Assistant Board Secretary

APPROVED:



Ted Burk, President