

MINUTES
Linden Economic Development Corporation Type A
And
Linden Economic Development Corporation Type B
REGULAR CALLED MEETING

Tuesday, August 15, 2017 11:30 am
201 N. Main Street, Linden, Texas

Members Present LEDC A: Malthus Northcutt, Kyle Morgan, Richard Bowden, Frank Lanier, Chris Spencer

Members Present LEDC B: Malthus Northcutt, Kyle Morgan, Richard Bowden, Frank Lanier, Chris Spencer

Staff Present: Gus Gustafson, Beverly Freeman

Guests: Russell Wright, Ben Woods, Marlon Sullivan, Mary Dowd, Allie Anderson, David Hulme, Larry Penny

1. **Call to Order**

1st Vice President Northcutt called the meeting to order at 11:47 am

2. **Presentation: Allie Anderson; Main Street Program Manager**

Ms. Anderson requested continued funding in the LEDC 2017/2018 budget for Façade Improvement Reimbursement Grant Program, and also funding for Main Street projects TBD and presented to the LEDC by Main Street Committees. MS currently has one Façade Grant approved with work in progress, 2 applications out but not returned, and 2 more application requests. The LEDC agreed to budget a total of \$20K to fund Façade Reimbursement Grant Program [\$10K] and Main Street Program Project potentials for 2017-2018.

3. **Presentation: David Hulme/Marlon Sullivan/Larry Penny; Music City Texas loan**

MCT requested \$8,000.00 outstanding loan relief from both LEDC 4A & 4B Boards. They presented their case, knowing this was on the agenda to be discussed in Executive Session.

4. **Discuss/Consider/Action**

- **Welcome Reception/Music Patron Fundraiser**: Combined event with MCT, August 31, 5-7 pm. LEDC A & B Board agreed to the joint production, and—in a previous meeting—committed \$500 to cover costs of food, desserts & refreshments.
- **Re-allocation of existing funds for laptop purchase**: Mr. Gustafson requested re-allocation of funds to purchase a laptop computer. A **motion** was made by Mr. Lanier, seconded by Mr. Spencer, Board agreed 100% to re-allocate unused “Professional Development” funds in LEDC A of up to \$1,500.00 with the understanding that incidentally, this computer will be multiple-use, to include LEDC business, LEDC-related business with social media presence, and personal use. Motion passed.

- Chamber of Commerce Project Christmas Tree; A **motion** was made by Mr. Spencer, seconded by Mr. Morgan, to contribute \$2,000 to “Project Christmas Tree” from LEDC 4B unreserved funds & out of the current budget year (line item formerly identified as “Flags & Banners”). Motion passed.

5. **Discuss/Consider/Action**

- Reappointment of Board Members. Mr. Lanier, Mr. Spencer, Mr. Morgan and Mr. Bowden all agreed to serve another 2-year term on the LEDC Boards Type A and Type B. These names will be submitted to the September City Council meeting for approval.

6. **Approval of Minutes/Financials**

- A **motion** was made by Mr. Spencer, seconded by Mr. Lanier, to approve the July 18, 2017 Minutes. Motion passed with one abstaining.
- A **motion** was made by Mr. Spencer, seconded by Mr. Morgan, to approve the August 1, 2017 Minutes. Motion passed.
- A **motion** was made by Mr. Lanier, seconded by Mr. Bowden, to approve the July 2017 Financials for Linden Economic Development Corporation (4A). Motion passed.
- A **motion** was made by Mr. Lanier, seconded by Mr. Bowden, to approve the July 2017 Financials for Linden Economic Development Corporation (4B). Motion passed.

7. **Consent Items**

- Local Sales & Use Tax Report for August – for the record.
- Credit Card & Balance Sheet – for the record.

8. **Executive Session**

A **motion** was made by Mr. Spencer, seconded by Mr. Lanier, to enter Executive Session at 12:22 pm.

- Project CH; land development
- Project JSC; bldg./land acquisition/development
- Music City Texas current loan
- THM lease agreement
- Section 4A and Section 4B budgets

9. **Exit Executive Session: Action/No Action**

A **motion** was made by Mr. Spencer, seconded by Mr. Morgan, to exit Executive Session at 1:35 pm.

Music City Texas current loan. A **motion** was made by Mr. Bowden, seconded by Mr. Spencer, to have a moratorium on payments and interest for a period of 12 months beginning August, 2017. Board will review again at the end of 12 months, August 2018. Motion passed.

THM Lease Agreement. Mr. Lanier made a motion, seconded by Mr. Morgan, for Mr. Lanier to continue discussion of sale of building, authorize spending \$375.00 for an appraisal, negotiating

from that appraised value, and giving credit for \$9,000 lease payments, \$57,610 in improvements to property. If lease is to continue the rate will be \$2,000 per month with no credit given to lease payment paid. If rollback is initiated, Mr. Lanier will come back to the board for further discussion. Motion passed.

10. Discussion/Consider/Action

- RLF loan updates (existing and new). Ms. Freeman provided an update on existing loans. All loans are current except one. Ms. Freeman is working to get them current.

Mr. Gustafson updated Board on new loans:

- **Royal Inn**; paperwork is at the title company and will be ready for execution soon
- **Linden Public House**; paperwork is almost complete.
- Ms. Freeman is working with the Duncan Loan.
- After reviewing the 2017/2018 LEDC Corporation Section 4A and Section 4B budget drafts, a **motion** was made by Mr. Bowden, seconded by Mr. Lanier, to adopt the budgets with revisions as discussed. Motion passed.

11. Adjournment

A **motion** was made Mr. Lanier, seconded by Mr. Spencer, to adjourn at 1:45 pm.

LEDC Board of Directors

Approved By

September 19, 2017 Board Meeting

Date

8/31/2017: 9:00 A.M.