MINUTES
of the
KEENE ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, JANUARY 16, 2019

PRESENT: President, David Patterson, Villardy Alce, Charles Ferrier and Samantha Gillin.

ABSENT: None

CALLED TO ORDER: Called the Regular meeting to order at 8:00 a.m.

1. Presidents announcements/public forum.

David Patterson recognized Villardy Alce as the newest member for the Type A Board.

2. Treasurers Report.

Michael Talley explained the report. The report is permanent record.

David Patterson asked for a year to date spreadsheet included for now on.

Charles Ferrier made a motion to approve the Treasurer’s Report as presented. Seconded by Samantha Gillin. The motion carried unanimously, 4-0-0.

3. Discussion and possible action on sponsorship of 2019 Business Expo and Health Fair.

Paul Gnadt came forward to explain the expo and what it does for the community. The expo will also include entertainment, a food court, exhibits and seminars.

David Patterson asked Michael Talley how much Type B Board sponsored.

Michael Talley stated $2,500.00

David Patterson asked about the cost of the curtains, tables and other set up
items.

Paul Gnadt stated it was around $2,700.00.

David Patterson's recommendation is to cover that, but not to exceed $3,000.00.

Samantha Gillin preferred the $2,700.00.

Samantha Gillin made a motion to sponsor the Expo for $2,700.00. Seconded by Charles Ferrier. The motion carried unanimously, 4-0-0.

4. Discussion and possible action on Industrial Park Maintenance – Fencing.

Michael Talley asked if the property lines have been marked yet.

David Patterson stated that the contractor is getting ready to. The job is supposed to begin in mid-February. David Patterson addressed Councilman Cooper to let him know about the property that is owned by the Board in the Industrial Park. The property needs to be cleaned up and the fence needs to be replaced. The cost for this is $8,672.00.

No action taken.

5. Discussion and possible action on Spec Building.

Michael Talley stated this is for a private/public partnership. A company may be looking for a temporary space or land. It also serves as a shell building that will attract business.

Samantha Gillin asked if we could get a commitment from a company.

Michael Talley stated yes.

Villardy Alce asked if this was for future businesses.

Michael Talley stated that it could be. The shell structure is just that with no plumbing, mechanical, electrical and the floors are dirt. The business would have to finish it out at their cost.
6. Discussion and possible action on recommendation of appointment to KEDC Board.

David Patterson stated that Diann Wilmart resigned from the board.

Michael Talley stated that David Bass is an applicant for the board. Mr. Bass is a business owner and a resident.

**Charles Ferrier made a motion to recommend David Bass for the Board. Seconded by Samantha Gillin. The motion was carried unanimously, 4-0-0.**

7. Update from Economic Development Director.

Michael Talley stated that he will be doing a presentation at Council to update them on both Type A and Type B Board activities and projects.

- The Louis Vuitton agreement is moving forward which includes an approved block grant for the road improvements at the site. The building will be done in June.
- The tax abatement with Ulrich is just about expired and staff is working on a 380 agreement with Ulrich.
- Purchased a sales tax software that gives us the opportunity to forecast sales tax in our community.
- Attended Economics in Nashville in December. This is a site selectors convention. It gave me the opportunity to have one on one conversations with developers.
- Type B Board is working on the splash pad project. Working on the type of splash pad and placement. With this, the Board is now looking at a Park Master Plan too.
- The Board has 5 acres at Wallen Ridge under contract with a developer for an apartment complex.
- The Hotel Feasibility study has come back and are currently talking to possible developers for that as well.

8. Approval of previous minutes.

Samantha Gillin asked for a follow up on the parking lot lighting and a crosswalk for FM 2280.

David Patterson stated that he would follow up with Brian LaBorde on this.
Samantha Gillin made a motion to approve the minutes dated October 31, 2018 and December 12, 2018. Seconded by Charles Ferrier. The motion carried unanimously, 4-0-0.

9. Consideration and approval of future agenda items.

Samantha Gillin asked for clarification on whether the A or B Board can invest in future development with a developer.

Michael Talley stated that he would talk to the Board Attorney, Jeff Moore and bring back information.

Villardy Alce brought up the SDA Hoops Classic that is coming to town.

10. Adjournment.

Meeting adjourned at 8:41 a.m.

By:

David Patterson, President

Attest:

Holly Owens, T.R.M.C., City Secretary