

LLANO ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE OPEN MEETING
January 23, 2023

OPEN MEETING

1. Call to Order
 - a. Allen Hopson called the meeting to order at 5:30 PM with the following members present: Hatch Smith, Eric Schuessler, Pat McDowell, Marianne Fraser, Marion Bishop and Josh Mayfield.
 - b. Also in attendance: Alderman DeCesaris, City Manager Marty Mangum, Finance Director Cara Hewitt, Community Development Director Tony Guidroz, Chris Slade, Robert Little and Charlie Simpson.
2. Public Comments
 - a. There were no public comments.
3. Discuss and Consider - Meeting Minutes for November 28, 2022
 - a. Motion was made by Marion Bishop and seconded by Hatch Smith to approve the minutes as recorded.
 - b. Motion approved unanimously.
4. Discuss and Consider – Request for Matching Grant Funds from Llano River Railroad
 - a. Chris Sale presented a power point highlighting goals. He stated there is a local person willing to put up the majority of funds for a locomotive. There are 4 bridges in a 10-mile area that have been inspected and will take approximately \$6M to pass inspection.
 - b. Pat stated that this request does not fit into the scope of economic development for the LEDC. However, he commended Mr. Slade for the amount of effort being put into this project and hopes to assist the LRR's grant success from a different direction.
 - c. On behalf of the full Board, Allen reinforced Pat's sentiment.
 - d. Marion suggested that the Board offer a written vote of confidence. Chris will provide a letter of support for the Board to consider.
 - e. No action taken.
5. Discussion Only – December 2022 Financial Reports
 - a. Cara clarified information on Page 1 – Building Fund for Allen
6. Discuss and Consider – Resolution #2023-01-23 for Closure of Restricted Funds Account
 - a. Cara informed the Board there is approximately \$91K in the account and recommended closing it.
 - b. Motion was made by Hatch Smith and seconded by Eric Schuessler to approve Resolution #2023-01-23.
 - c. Motion was approved unanimously.
7. Discuss and Consider – Allocation of Unrestricted Funds
 - a. Cara informed the Board that there is approximately \$600K at Cadence Bank and asked if the Board wanted to move some of that balance into TexPool with a current rate of 4.62%.
 - b. Motion was made by Hatch Smith and seconded by Marion Bishop for Cara and Marty to discuss and to proceed with a transfer amount they deem appropriate and to report that back to the Board.
 - c. Motion was approved unanimously.
8. Discussion Only – Developing Llano Retail Property
 - a. Pat reported that Chuck & Brittany Baker will be purchasing the building that housed Rosita's and plan to put in a high-end steak house. They hope to be open in 4 months.
 - b. Pat reported that Ron Cunningham, Llano County Judge, met with Tim Lehmberg, Gillespie Co. EDC, to look at their process.
 - c. Pat opened discussion on the Sweitzer Helicopter deal. He thinks a group of people comprised of LEDC representative(s) and people with real estate and business experience need to get together to flesh out their challenges and put some answers to them.
 - d. Pat again spoke of the need for an economic executive director.
 - e. Pat also spoke on development of the Hwy 71/Hwy 16 property.

9. Discussion Only – Update on Affordable Housing Initiative
 - a. Pat informed the group that there has been no forward motion on DC's property, but has given DC's contact information to his developers.
 - b. Marty highlighted an initiative called Home Project. It is a grant for families living in HUD housing and is income based. This grant can build back a deteriorated house to HUD standards, and if that's not a possibility, tear it down and rebuild entirely. After 7 years if taxes are current, the family owns the home outright.
 - c. Grantworks would administer the grant. Once you are approved for the grant you are in the pipeline.
 - d. Marty was asked to send a report and/or more information to the Board.

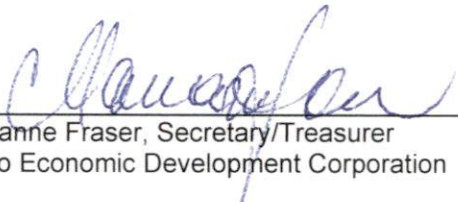
10. Discuss and Consider – Future Goals & Projects
 - a. The Board took this time to brainstorm again, listing the following:
 - i. Short term: Development of the 17 acres, Sweitzer helicopter
 1. Eric volunteered to be part of the helicopter discussion group.
 - ii. Long term: New 25-bed hospital, old hospital retrofitted for a community college campus, water
 - b. Marion added that he has talked with Bob Foster on horizontal boring being something we could do, but it is prohibitively expensive. Another option being GWUI wells (GWUDISW - ground water under direct influence of surface water). He suggested that Rob Foster come to talk to this group.
 - c. Hatch added we could logically marry water to the 17 acres.
 - d. No action taken.

11. Discuss and Consider – One Drive Use by Board
 - a. Motion was made by Hatch Smith and seconded by Eric Schuessler to obtain one Drive use for the Board.
 - b. Motion was approved unanimously.

12. Discuss and Consider – Invoices and Timesheets
 - a. No invoices were submitted.
 - b. Motion was made by Hatch Smith and seconded by Pat McDowell to approve the timesheet submitted.
 - c. Motion was approved unanimously.

13. Reports
 - a. Marty would like to be placed on the next agenda to share information on tax holidays, 380's & 312's. Mara will get with Marty for item verbiage.

14. Adjourn
 - a. With no further business, the meeting was adjourned at 6:43 PM.


Marianne Fraser, Secretary/Treasurer
Llano Economic Development Corporation