

**TYPE A COLEMAN ECONOMIC DEVELOPMENT CORPORATION  
TYPE B COLEMAN COMMUNITY COALITION  
MONTHLY BOARD MEETING  
MINUTES**

**Call to Order**

The joint meeting of the Type A, Coleman Economic Development Corporation and the Type B, Coleman Community Coalition was called to order by President, Joe Haynes at 6:00pm. The meeting was held on December 9, 2021 at the City Council Chambers of the City of Coleman, 200 W. Live Oak, Coleman, Texas. Berry Phillips led the group in the prayer and Joe Haynes led the flag salute. The following Board of Directors, staff and guests were present:

**Board Members & Staff:**

Joe Haynes	President, Type A CEDC & Type B CCC
Larry Robinson	Vice-President, Type A CEDC & Type B CCC
Joan Ethridge	Secretary/Treasurer, Type A CEDC & Type B CCC
Dr. Paul Reynolds	Board Member, Type A CEDC & Type B CCC
Mike Marrs	Board Member, Type A CEDC & Type B CCC
Royce Young	Board Member, Type A CEDC & Type B CCC
Berry Phillips	Board Member, Type A CEDC & Type B CCC
Kim Little	Director of Economic Development
Diana Lopez	City Manager
James King	Assistant City Manager/Acting City Secretary
Sandra Rose	CPA
Pat Chesser	City Attorney

**Guests:**

Sam Richardson	Richardson Apparatus
Eric Beard	JAL
John Hanna	JAL
Robert Williamson	420-Q
Laurie Williamson	420-Q
Dennis Jobe	City Staff

**Hearing of Visitors:** None

**Approval of Minutes:**

Minutes from the CEDC/CCC board meeting on November 11, 2021 were presented, Larry Robinson moved to approve, 2<sup>nd</sup> by Joan Ethridge.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marrs, Berry Phillips, Royce Young, Dr. Paul Reynolds

No: None

### **Financial Reports:**

Sandra Rose, CPA presented the Year End Financials ending October 31, 2021 and Cash Receipts and Disbursements for November for the CEDC and CCC Boards. Royce Young moved to accept as presented, 2<sup>nd</sup> by Berry Phillips.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marris, Berry Phillips, Royce Young, Dr. Paul Reynolds

No: None

### **Public Hearing**

**The Public Hearing Opened at 6:22pm**

To provide funds to make improvements and repairs to the building owned by the CEDC located at 802 Airport Road, and to lease the building to a new tenant for manufacturing and sales of Fire Safety trucks and equipment. Comments from Kim Little and Sam Richardson regarding the improvements that will be made and the plans for Richardson Apparatus.

**Closed at 6:34pm**

### **New Business**

**Item #6-A-**To consider, discuss and/or take action on a request from 420-Q for financial assistance for a new startup business located at 420 S. Commercial. Robert Williamson provided some samples of his BBQ that will be served and gave the board an overview of his plans to develop the corner of Walnut and Commercial.

**Executive Session #1-**Larry Robinson moved to go into Executive Session at 6:51pm, 2<sup>nd</sup> by Dr. Paul Reynolds.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marris, Berry Phillips, Royce Young, Dr. Paul Reynolds

No: None

Out of Executive Session at 7:45pm

No Action on #6-A

**Item #6-B-**To consider, discuss and/or take action to provide funds from the Type A CEDC to make improvements and repairs to the building located at 802 Airport Road and enter into a lease agreement with Richardson Apparatus for the building, such lease to contain performance criteria. Larry Robinson moved to approve Resolution #1221, 2<sup>nd</sup> by Royce Young.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marris, Berry Phillips, Royce Young, Dr. Paul Reynolds

No: None

**Executive Session #2-**Larry Robinson moved to go into Executive Session at 7:51pm, 2<sup>nd</sup> by Berry Phillips.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marris, Berry Phillips, Royce Young, Dr. Paul Reynolds

No: None

Out at 8:30pm

**Item #6-C-**To consider, discuss and/or take action on extending the JAL lease at the Airport hangar. Pat Chesser attorney read the recommended motion: To clean and vacate the city lot adjacent to the airport hangar and to clean and vacate the Ambulance building and lot located at 802 Airport Road by December 31<sup>st</sup> of this year. Also, the electrical at the 802 Airport Road property was essentially paid for through the CEDC for credit on the rent and must remain in the building. In exchange for that the CEDC board will give a 90 day extension on the lease in the airport hangar building at \$800.00 a month. Larry Robinson moved to approve, 2<sup>nd</sup> by Joan Ethridge.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marrs, Berry Phillips, Royce Young, Dr. Paul Reynolds  
No: None

**Item #6-D-**To consider, discuss and/or take action on a request for assistance from Newberg Industrial Investment, Inc. for a new startup business located at 200 Airport Road. No Action

**Item #7-**Directors Report, Kim Little gave updates on Projects and Sales Tax

**Item #8-**Adjournment

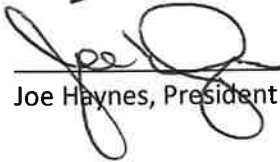
Larry Robinson moved to adjourn, 2<sup>nd</sup> by Joan Ethridge.

Ayes: Joe Haynes, Larry Robinson, Joan Ethridge, Mike Marrs, Berry Phillips, Royce Young, Dr. Paul Reynolds  
No: None

Meeting adjourned at 8:40pm

Passed and approved by the CEDC Board and the CCC Board on this the date 10th of

Feb 2022



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Joe Haynes, President



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Joan Ethridge, Secretary/Treasurer