MINUTES OF THE FEBRUARY 19, 2024 MEETING
OF THE BONHAM ECONOMIC DEVELOPMENT CORPORATION

The Board of Directors of the Bonham Economic Development Corporation met in special session on Monday evening at 5:30 p.m. in the Bonham City Hall with the following members present:

Alan McDonald, President        Kelly Royse, Vice-President        Wayne Moore
Ernie Quintana                   Kevin Hayes                        Jerrad Besch
                                      Allen Sanderson

CALL TO ORDER * MINUTES
President Alan McDonald called the meeting to order noting that a quorum was present and then called for a motion on the minutes of the January 22nd special meeting minutes. President McDonald stated the minutes show that Allen Sanderson was absent; however, he was present at the meeting. A motion was made by Moore and seconded by Sanderson to approve the minutes with the stated correction. The motion carried with a unanimous vote 7 - 0.

**After the meeting it was found that the minutes reflected Jerrad Besch was absent, not Sanderson. No correction was needed **

FINANCIAL REPORT FOR JANUARY 2024
A motion was made by Sanderson and seconded by Moore to accept the financial report for January 2024. The motion carried with a unanimous vote 7 - 0.

CITIZEN’S OPPORTUNITY TO SPEAK
President McDonald invited anyone who would like to address the Board regarding items on the agenda or other concerns not listed on the agenda to do so now. H. Compton, 301 Star St, thanked the board for the work they are doing to help the city move forward.

GIS MAPPING / EDC MAPS
BEDCo Executive Director Joey Grisham stated the city does not have a GIS planner. Most cities have a GIS planning department which obviously happens as cities grow. Before Mr. Grisham came onboard, City Manager Sean Pate met with Jason Laumer, an engineer and former City Manager of Celina. Mr. Laumer is working with a group called Civic Connection that offers GIS services as well as EDC maps. Our EDC maps would be updated annually and we would receive 1,000 printed copies of the map. This service is usually a lot more expensive. The cost would be split essentially between three different departments. BEDCo’s portion for the first year would be $17,667 and the second year the payment drops to $15,000 from BEDCo. This would come out of the marketing budget. GIS is critical for economic development. Mr. Grisham has an interactive board in his office that has an aerial map that shows all the available sites in the City of Bonham. These maps show overlay, water/wastewater lines, and all the other needed data. Prospects are shown these types of maps and it is exactly what they are used to. This is a very useful tool and something we need to do. It was confirmed that this is also a digital product. Mr. Grisham stated there have been some things that would need to be added to the maps like future potential housing developments and the lake. These could be added to the map pretty much immediately to make sure it is updated. City Manager Pate stated the map would be multi-layered and will be able to pull up development agreements, zoning information, etc. Rusty Deets asked who would be paying for this. Mr. Pate stated water and sewer would utilize this so they would pay a portion of the cost. Also development services / streets would have a part. Each department in the General Fund would have a certain portion they would pay. Sanderson asked about a timeline and was advised at least 30-45 days to start working through it. We should start seeing some information in the first couple months. A motion was made by Sanderson and seconded by Quintana to participate with the City and Civic Connection on GIS Mapping and EDC Maps. The motion carried with a unanimous vote 7 - 0.
EXTENSION OF GAS LINE AT SH 121 AND HIGHWAY 82

Mr. Grisham stated this item started before he came on board due to a lot of interest in the southeast corner of SH 121 and Highway 82. There are a lot of retail uses that require gas. The gas line is on the west side of SH 121. This would extend the gas line to essentially open up the whole corner across the street. Staff has been working with Andy Edwards who has the property and the cost is $87,590. This would open this area up for multiple uses. BEDCo is proposing this go under the infrastructure line item for the 1,500 foot extension of the gas line. Rusty Deets asked why BEDCo is paying for the gas line. When individuals pay their gas bill they pay for the gas line and distribution, etc. The business should know they have to furnish their own gas line. Mr. Grisham stated this is what economic development corporations do. They help provide infrastructure for businesses. What is going to happen on the southeast corner can bring approximately $50-80 million worth of taxable value which helps lower your tax bill. A discussion ensued regarding why BEDCo helps with gas lines and infrastructure. City Manager Pate stated BEDCo helped with the gas line for the Fix N Feed development about a year ago. There is a big contract sitting on this land that will need gas. A discussion ensued regarding the benefits for the city. A motion was made by Royse and seconded by Hayes to approve funds for the extension of a gas line at SH 121 and Highway 82. The motion carried with a unanimous vote 7 - 0.

EXECUTIVE DIRECTOR REPORT

BEDCo Executive Director Joey Grisham stated he attended ICSC with Sean Pate, Jennifer Reeves and Melissa Maxwell. It went very well and they had a lot of good conversations. They were able to do a lot of networking with real estate brokers, developers, and national chain retailers. Mr. Grisham stated he mentioned strategic planning at the last meeting. This is something we need to look at doing. Mr. Grisham is hopeful to have more of an update next month. With a good strategic plan we would be in better to shape to see what direction we want to go.

EXECUTIVE SESSION

President McDonald recessed the meeting into closed executive session at 5:49 p.m. regarding economic development negotiations as permitted under Texas Government Code §551.087 and to discuss the purchase, exchange, lease, or value of real property as permitted under Texas Government Code §551.072.

RECONVENE IN OPEN SESSION

President McDonald reconvened the board into open public session at 6:08 p.m. A motion was made by Moore and seconded by Royse to approve a Performance Agreement with Project Alpha. The motion carried with a unanimous vote 7 - 0.

ADJOURN

There was no further business to consider and a motion to adjourn was made by Moore and was seconded by Royse. The motion carried with a unanimous vote 7 – 0 and the meeting adjourned at 6:08 p.m.

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Alan McDonald, President

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Heather Stockton, City Secretary