



**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
WEDNESDAY - AUGUST 18, 2021 - 5:00 PM
Minutes
2801 Ranch Road 1869
Liberty Hill, Texas**

CALL TO ORDER

Johnny Johnston, LHEDC Board President called the meeting to order at 5:08 P.M. at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given, followed by the Pledge of Allegiance and Texas Pledge.

EDC BOARD OF DIRECTORS AND EXECUTIVE DIRECTOR PRESENT:

Johnny Johnston, John Clark, Jamie Etzkorn, Eric Bailey, Demetrice Gonzalez, and Matt Powell.

PUBLIC COMMENTS

Chris Pezold, 3607 RR 1869, addressed the board regarding Agenda item 6.a. He stated that there are only 183 LUE's left for entire CCM. He said that punching wells, working well sites, and working with the City of Leander are best hope. Mr. Pezold provided the board a document outlining a program he created called Water Wise Program.

Mission Statement: Incentivize new business to Liberty Hill to conserve water by sharing in the initial cost of LUE's and allowing them to stabilize prior to the full cost of LUE's are realized.

Outlined a program for the board to review and consider. Attachment included. He stated that Main Street Social should be the first to begin this program. Public well would be six months down the road. Cost sharing with Leander is a good way to go.

BOARD OPENING COMMENTS.

No Comments

EXECUTIVE DIRECTOR'S UPDATE

Matt Powell addressed the board and stated that the Semi-annual report will now be given quarterly. He calculates four major deals with Golf Cart King, Heritage Ridge, TexMix, and Higginbotham. The Ad Valorem sales tax after one year looks good. In six years, it should look even better. Proud of the actions the board has taken. Currently do not have access to the sales tax information but working on getting that and the numbers should be good. Matt Powell and Eric Bailey will be meeting with Misti Hancock, Interim Finance Director. to discuss the financials. Further discussion to possibly call a Special Meeting.

Sponsorship opportunities need to be looked at. Rodeo will get a limited amount and a review of unspent dollars should be conducted, currently well under budget. EDC directors that want to go for training should sign up soon. The training is in Fort Worth in October 13-15, 2021, and reservations are required. Matt Powell is going to attend.

TREASURER'S REPORT

Eric Bailey stated that he and Matt Powell have a meeting Friday to discuss the Budget with the interim finance director Misti Hancock and will give a report at the next meeting. Stated Matt Powell had covered most of his comments in the director comments.

REGULAR SESSION

DISCUSS POSSIBLE ACTION ON THE PROPOSED INCENTIVE PROGRAMS

Matt Powell previously discussed two incentive programs but would like to share a third program. LCRA Water Smart Program after review website is up and active. The part of the city receiving Leander water (NOT Georgetown) can participate in a rebate program. Rebates on low flow toilet of \$100.00 for residential customers. Thought of \$100.00 from rebate and possibly offer \$100.00 to those on Georgetown water. Looking for board feedback and possible draft to Council. Want to have programs for everyone and have them explained clearly on the website. Board agreed to move quickly.

DISCUSSION AND CONSIDER ACTION ON TERMINATING THE \$20,000 GRANT INCENTIVE.

No discussion needed, motion made by Jamie Etzkorn and second by John Clark to terminate the \$20,000 Grant Incentive.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

DISCUSSION AND CONSIDER ACTION ON A SIGN GRANT APPLICATION FROM ALLIED STONE.

Property is in the ETJ but does qualify and will be in the city limits at some point in the future.

John Clark made the motion and Eric Bailey second.

Motion passed on vote of 4 ayes and 0 nays, and 0 abstentions

DISCUSSION AND CONSIDER ACTION ON INCENTIVES FOR MAIN STREET SOCIAL.

Matt Powell and John Johnston met with Mr. Prince of Main Street Social and took a tour of the facility. Recommendation to review policy and programs incentivization. Main Street Social should be first on the list. Item was postponed to a future date (no date set).

CONVENE TO EXECUTIVE SESSION

The EDC Board was convened to Executive Session by Johnny Johnston at 5:52 P.M. No action will be taken in Executive Session.

- a) Section 551.071 (Consultation with Attorney)

Discussion with attorney regarding the following: Project Cutis

RECONVENE – REGULAR SESSION

The EDC board was reconvened to Regular Session by Johnny Johnston at 6:20 P.M. No action was taken.

- a) Section 551.071 (Consultation with Attorney)

Discussion and possible action regarding the following: Project Cutis

Returned to Regular Session at 6:18 and Mayor Liz Branigan swore in Demetrice Gonzalez as the newest EDC board member. All members welcomed Demetrice Gonzalez. President Johnny Johnston took a moment to turn in his resignation as a LHEDC board member due to having purchased property elsewhere. He will be moving from the area. Johnny Johnston then left the building handing the gavel over to John Clark. Demetrice Gonzalez took her seat at the dais.

Discussion and possible action on appointing a board member to the LHEDC. Discussion to add a new member to fill the recently vacated position left by Johnny Johnston. Brief comments were made regarding two candidates that could be a possible choice for the position, but the matter was for further review by the board to give the newest board member an opportunity to review the applications submitted.

OTHER BUSINESS

Next meeting September 15, at 5:00 PM

ADJOURNMENT

On motion by Jamie Etzkorn and a second by Eric Bailey meeting was adjourned at 6:32 pm.

PASSED AND APPROVED on September ²²15, 2021, by the Liberty Hill Economic Development Corporation Board of Directors on vote of 5 ayes, 0 nays, and 0 abstentions.



Nancy Sawyer
City Secretary
LHEDC Board of Directors