



**ACTION MINUTES**  
**Wilmer Community Development Corporation TYPE B**  
**Regular Meeting Tuesday, April 18, 2017 at 6:00 pm**

**CALL TO ORDER** - At 6:01 pm, Vice President Shelia Petta called the meeting to order on April 18, 2017 in the Wilmer Community Center located at 101 Davidson Plaza in Wilmer, Texas 75172.

Board Members in attendance: **Madrigal, Petta, Robinette, & Pena**

Board Members Absent: **President Chowdary and Board Member Pinola**

Others in Attendance: **Executive Director David Miracle and Staff Liaison Sheana Stokes**

**INVOCATION** – led by **Vice President Sheila Petta**

**PLEDGE OF ALLEGIANCE** – **The WCDC Type B Board Members led the Pledge of Allegiance.**

**COMMUNITY INTEREST** – **Vice President Petta highlighted the City of Wilmer participation in “Clean-Up Week” this week, and the Annual Earth Day event on Saturday, April 22, 2017.**

**ACTION ITEMS:**

5. CONSIDER AND TAKE POSSIBLE ACTION ON MINUTES FOR THE MARCH 21, 2017 MEETING.

**Motion: Board Member Robinette made the motion to approve the minutes from March 21, 2017 Meeting**

**Second: Vice President Petta**

**Ayes: 4      Nays: 0      Motion carried unanimously**

6. CONSIDER AND ACT REGARDING MARCH 2017 FINANCIAL STATEMENTS.

- a) Monthly Profit and Loss Budget vs. Actual Report for Wilmer CDC
- b) Y.T.D. Profit and Loss Budget vs. Actual Report for Wilmer CDC
- c) Balance Sheet Month Ending March 31, 2017 Wilmer CDC

**Motion: Board Member Pena made the motion to approve the March 2017 Financial Statements**

**Second: Vice President Petta**

**Ayes: 4      Nays: 0      Motion carried unanimously**

7. DISCUSS AND TAKE ACTION ON ALLOWING EXECUTIVE DIRECTOR TO APPROVE EXPENDITURES UP TO \$1,000 WITHOUT PRE-APPROVAL FROM THE EDC'S ON MARKETING, OFFICE/OPERATIONS, AND MEETING/CONFERENCE EXPENDITURES. THIS WILL ALLOW FLEXIBILITY TO RESPOND TO BUSINESS OPERATIONS, EVENTS, AND OPPORTUNITIES PROMPTLY WITHOUT HAVING TO WAIT FOR TWO EDC BOARD MEETINGS TO GAIN APPROVALS.

**Motion: Board Member Robinette made the motion to allow the Executive Director to approve expenditures up to \$1,000 per event, without pre-approval from the EDC's on Marketing, Office/Operations, and Meeting/Conferences**

**Second: Vice President Petta**

**Ayes: 4      Nays: 0      Motion carried unanimously**

**8. CONSIDER AND TAKE ACTION ON PARTICIPATING IN SITE SELECTION MAGAZINE'S ANNUAL ECONOMIC DEVELOPMENT DIRECTORY WITH THE NEW EDC LOGO, EMAIL ADDRESS, AND WEB SITE; FUNDING HALF THE COSTS WITH THE WEDC TYPE A BOARD**

**Motion: Board Member Robinette**

**Second: Board Member Pena**

**Ayes: 4      Nays: 0      Motion carried unanimously**

**Board Member C. Madrigal recused herself from the Executive Session.**

**The WCDC entered into Executive Session at 6:25 p.m.**

**9. EXECUTIVE SESSION: THE WILMER COMMUNITY DEVELOPMENT CORPORATON RESERVES THE RIGHT TO RECESS INTO EXECUTIVE SESSION DURING THE COURSE OF THE MEETING TO SEEK LEGAL ADVICE FROM ITS ATTORNEY REGARDING ANY ITEM ON THE POSTED AGENDA AS AUTHORIZED BY SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.**

- A.      ADDITIONALLY, PURSUANT TO THE PROVISIONS OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE WILMER COMMUNITY DEVELOPMENT CORPORATION TYPE B WILL RECESS INTO EXECUTIVE SESSION, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**

**SECTION 551.071 GOVERNMENT CODE, CONSULTATION WITH ATTORNEY.**

- PROJECT FULGHUM ROAD**

- B.      SECTION 551.087 GOVERNMENT CODE, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.**

- PROJECT FULGHUM ROAD**

- C.      SECTION 551.072 GOVERNMENT CODE, DELIBERATION REGARDING REAL PROPERTY.**

- PROJECT FULGHUM ROAD**

***The WCDC reconvened into Open Session at 7:15 p.m.***

***The WCDC Type B Board took 5 minute Recess at 7:15 p.m.***

***Open Session reconvened at 7:20 p.m.***

**10. CONSIDER AND TAKE POSSIBLE ACTION FROM EXECUTIVE SESSION**

**Motion: Board Member Robinette made the motion for the Type B Board to pay \$230,571 over a five (5) year period, at an annual rate of \$46,114.20, contingent upon the Type B Infrastructure Development Costs Reimbursement Policy, to include necessary road and water line improvements. Reimbursement will take place after Travel Center receives C.O., and produces projected property and sales taxes.**

**Second: Board Member Pena**

**Ayes: 3      Nays: 0      C. Madrigal Sustained from Vote      Motion passes**

**DISCUSSION ITEMS:**

**11. DISCUSS INTERPOINT DISTRIBUTION CENTER PRESS RELEASE**

*No action taken on this agenda item*

**12. REVIEW AND POSSIBLE DISCUSSION OF EXECUTIVE DIRECTOR'S REPORT**

*No action taken on this agenda item*

**13. ADJOURN- Board Vice President Petta adjourned the meeting at 7:30 p.m.**

**APPROVED:**

**ATTEST:**



**Shelia Petta, Vice President**



**Sheana Stokes, Administrative Assistant**