**West Tawakoni Economic Development Corporation**

**Special Meeting**

**April 22, 2024**

1. **Call to Order**

President Pam Reed called the meeting to order at 7 p.m.

2. **Invocation**

Elizabeth Osborne gave the invocation.

3. **Pledge**

The Pledge of Allegiance was led by all in attendance.

4. **Roll Call**

Aliceson Zurovec, James Chemp, Rhett Byers, Pam Reed, Elizabeth Osborne, Kathey Oneal, and Larry Pare were in attendance.

5. **Announcements**

a. There will be no Movies in the Park in April.

b. The WTEDC-sponsored Chamber luncheon was held April 18. All went well.

c. Bob Roberts from the West Tawakoni AMVETS announced that a memorial service will be held at the West Tawakoni City Park about 5 p.m. on, May 26.

6. **Citizen Input related to Agenda.**

Bob Roberts from AMVETS announced that funds are still needed to repair the building as discussed at the previous meeting. The Board discussed bids and new building possibilities. More information is needed, and no decisions were made.

7. **Consent Agenda**

There was no consent agenda.

8. **New Business**

a. Discuss and take action on Bass Produce offer to rent building.

Troy Bass discussed necessary repairs and estimated costs to the EDC building to make it usable and requested use of the back half of the building for two years for bartered rent. In lieu of rent, he is willing to do the necessary framing himself and will contract licensed electricians and plumbers for electrical and plumbing work. There was extensive discussion about the needs of the building and costs.

10. Executive Session to discuss real property (Texas government code 551072)

The Board went into Executive Session at 7:50 p.m.

11. Return to open session

a. Discuss and/or take action from executive session.

Aliceson Zurovec moved that the Board set rent at $600 per month for the back half of the EDC building. In lieu of rent for two years, for a total cost of $14,400, Troy Bass will make necessary repairs and renovations as well as contracting licensed electricians and plumbers to meet city code requirements. A Performance Agreement will be prepared to state specific work expected. Troy Bass has permission to use the back half of the building as well as the yard area for his produce business while repairs are being made. The motion was seconded by Kathey Oneal and passed unanimously.

8. b. Discuss and take action on proposed replat of EDC property.

Due to inconsistencies in the EDC building property lines, Elizabeth Osborne moved to have the property replatted. The motion was seconded by Aliceson Zurovec and passed unanimously.

9. **Old Business**

a. Report on progress on 1300 Hwy 276 Building. Discuss and take action if needed.

James Chemp reported that one bid had been received and two more are expected. No action was taken.

b. Report on actions taken with AMVETS. Discuss and take action if needed.

Aliceson Zurovec reported on efforts to find contractors for repair or demolition of the building. She will look online and check with the state for more information. Problems with the building are due mainly to age, depreciation, and being constructed with four different additions as well as insufficient parking. The item was tabled.

12. Citizen input related to non-agenda items.

Bob Roberts invited all to attend the memorial service to be held Sunday, May 26 at 5:30 p.m. at the WT City Park.

13. Adjourn

Kathy Oneal moved to adjourn. The motion was seconded by Aliceson Zurovec and carried unanimously. The meeting adjourned at approximately 8:30 p.m.