

**West Tawakoni Economic Development Corporation**  
**Regular Meeting Minutes**  
**April 3, 2023, 7:00 p.m.**

1. Call to Order  
President Pam Reed, called the meeting to order at 7:00 PM
2. Invocation  
Secretary Elizabeth Osborne led the invocation.
3. Pledge  
The Pledge was led by all that were in attendance.
4. Roll Call  
**In attendance**  
Larry Pare - Member  
Kathey Oneal - Treasurer  
Elizabeth Osborne - Secretary  
Pam Reed – President  
Harry Rosario – Vice President  
James Chemp – Member  
Aliceson Bell-Zurovec - Member
5. Announcements  
Deputy Superintendent, John Michael Milton, of QISD spoke on the Bond up for election. Major points were security, Transportation facility improvements, and added rooms for students. He stated that there will be no increase in property tax due to the bond. Pointing out that QISD is the 3<sup>rd</sup> lowest tax rate in the area. Total for bond will be 25 million. Early voting will be at the Quinlan ISD building on May 1<sup>st</sup> and 2<sup>nd</sup>. On Election Day it will be at the city council chambers in Quinlan.  
  
Other announcements – Meet and Greet on April 13<sup>th</sup>, Market on the Lake and Easter Egg Hunt starting at 2PM. Larry Pare gave the results of the adult hunt, stating that 98 people attended and \$1,100 was gathered.
6. Citizen Input-related to Agenda  
No citizens in attendance.
7. President Pam Reed entertained a motion to move the presentation from the later time to 7PM to accommodate the gentlemen giving the presentation over Zoom. Aliceson made the motion, Harry Rosario second the motion and all were in favor.

## 8. New Business

### a. Zoom presentation of 3-D printing

The representatives Victor and Renaldo introduced their company Hospital 3D. Their focus is on 3 D Printing and have Ph.D. in 3 D printing and Real Estate. With advisors having over 40 years of experience in technology.

Their concept is 3 D printing homes with technology that is fast, efficient, and cost effective. They explained they want to use West Tawakoni as a history maker being the first community in North Texas to have a 3 D printed community. Not only would they be adding affordable housing in the area, but will add employment and sustainability for the local economy. Their presentation provided images of 3 D printed homes in South Texas. The Board expressed interest in getting more people involved from the city to get more information on what needs to happen next. No action was taken.

## 9. Consent Agenda

### a. Approval of minutes from special meeting March 21

Elizabeth made a motion to accept the March 21<sup>st</sup> meeting minutes, Aliceson Second the motion. All were in favor.

### b. Approve bills paid and those to be paid

### c. Financial report (profit and loss)

### d. Bank statement

James Chemp made a motion to accept consent agenda b through c, Harry Rosario second the motion. All were in favor.

## 10. Old Business

### a. Movies in the park

The Chair opened the floor for discussion over the Movies in the Park. Harry Rosario explained the cost associated with buying the screen for the projector. He then mentioned needing a sound system for the movies to be heard along with a mixer for output. The chair entertained a motion for screen to be purchased, Larry Pare made the motion to buy the screen, Aliceson Second the motion. All were in favor. President Reed asked that Harry purchase the screen and bring a receipt to be reimbursed.

### b. Discuss meeting with business owners and agenda for meeting.

The Chair turned the floor to discussion of the agenda for the business meet and greet. Aliceson explained the option to begin with an introduction and go over what the EDC has to offer. Then provide a time for them to individually come and speak with the members of the EDC about their business needs. President Pam Reed explained there are a lot of concerns from businesses about drug use in the community and what we can do about that. Aliceson provided a flyer to put out for the event as well as a pamphlet to explain the incentives available. Harry suggested getting a sign in sheet for contact info to send out a survey to the businesses to get an idea where we can help them. It was also mentioned to

involve the City department people including the Parks Department and City Code person Shannon, and maybe someone from the Police Department. Discussion took place of who was bringing what for the food and beverages.

c. Discuss plans to clean up property in front of the park

President Pam Reed explained we would no longer refer to the property at the property in front of the park, that we would say 1300 Hwy 276. She explained she spoke to several companies to sale the contents of the building, and none of them wanted to do it. Larry explained why that made sense, that there wouldn't be enough for them to make money on to want to do it. Elizabeth stated that she will ask someone form the market on 751 to maybe be interested in buying all of it. James Chemp suggested giving it to a church, Harry said there could be the potential of getting sick if the stuff is in bad shape. It was decided that Larry would speak to Mikey Kline and see if he could meet someone there to see if he maybe would be interested in doing the work. Chair entertained a motion, Aliceson made the motion for Larry to speak with someone local to see if the would be interested, Kathey second the motion, all were in favor.

d. Discuss bathrooms in the park.

President Pam Reed said the company is excited to start the process, she explained that they would be out to take a look at it next week to provide a start date and an estimated end date. No action to take.

## 11. New Business

a. Zoom presentation of 3-D printing – moved to earlier in the meeting.

b. Basic Strategic Plan

The Chair turned the floor over to Aliceson Bell to go over the 5 year plan. Aliceson highlighted the major points for the EDC Strategic 5 Year Plan. The plan has 5 major goals and objectives to support achieving those goals. The plan would need to be approved by the EDC board and then taken to the City Council for final approval. Larry Pare discussed issues that took place in the past because of the rushing or jumping into the process before we are prepared. The Chair entertained a motion to accept the basic strategic plan, Harry Rosario made the motion, Larry Pare seconded the motion and all were in favor.

c. Discus member duties, acceptance of duties and make changes as needed.

The Chair opened the floor to discussion of duties and roles for the Board members. She explained that her term is coming to an end soon and with the acknowledgment that she may not be voted for a next term, that we need to get someone trained and ready in case that happens. Pam explained that we need to get Harry Rosario on a signature for the bank. She expressed the need for her to delegate more assignments to the board members, and she will continue to do the agenda until we get the secretary. She stated that Kathey Oneal is doing a great job with the finances, and that Harry can continue to bring in interested

companies, and Elizabeth would print out a list of properties vacant or for rent in the area for a resource for new companies. James Chemp will begin gathering contacts he has at his disposal.

No action was taken.

12. Adjourn Executive Session to discuss real property (Texas government code 551.072)  
The Chair then went into executive session to discuss real property at 8:57 PM.

13. Return to open session.

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

The Chair returned the floor to open session at 9:17 PM

The Chair entertained a motion, Aliceson made the motion to visit the idea of leasing or renting out the property at 1300 Hwy 276 in West Tawakoni, Larry Pare second the motion. All were in favor.

14. Citizen Input-related to non-agenda items

No citizens were in attendance.

15. Adjourn

Chair entertained the motion for adjournment, Elizabeth Osborne made the motion, Kathy Oneal seconded the motion. All were in favor.

I hereby certify that this notice was posted on the bulletin board in front of the West Tawakoni City Hall building prior to 4:00 p.m., , 2023.

Witness: Aliceson Bell

Witness: \_\_\_\_\_

The Economic Development Corporation of West Tawakoni, Texas reserves the right to adjourn to executive session at anytime during the course of this meeting to discuss any of the matters listed above as authorized by Texas government code sections 551.071 (Consultation with attorney), 551.072 ( about real property), 551.073 (Deliberations about gifts and donations), 551.074 (personal matters), 551.076 (Deliberations about security devices) and 551.086 (Economic Development)