



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for April 27, 2022

A. CALL TO ORDER

Chairman JC Stubbs called the Regular meeting of the Copperas Cove Economic Development Corporation to order at 12:04 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Chairman Joey Acfalle led the Invocation and the Pledge of Allegiance.

C. ROLL CALL

Roll call led by Brittany Sanders, Economic Development Specialist

<i>Present: JC Stubbs, Chairman</i>	<i>Fred Welch, Executive Director</i>
<i>Joey Acfalle, Vice Chairman</i>	<i>Diane Drussell, Assistant Director</i>
<i>Rick Kirkpatrick, Director</i>	<i>Brittany Sanders, ED Specialist</i>
<i>Elizabeth Ruszkiewicz, Director</i>	<i>Fred Chavez, Council Liaison</i>
<i>Jay Jackson, Secretary</i>	<i>Ryan Haverlah, City Manager</i>

Absent: Barbara Boulware-Wells, Legal Counsel

D. ANNOUNCEMENTS

Information for upcoming events:

- CCEDC Community Assessment Meetings held on May 11-14th
- Wednesday, Board Workshop, May 11, 2022, from 9 am-11 am
 - Wednesday, May 11, 2022, from 12:00 pm to 2:00 pm
 - Wednesday, May 11, 2022, from 5:00 pm to 7:00 pm
 - Thursday, May 12, from 8:00 am to 10:00 am
 - May 13-14th- Individual Interviews
 - May 19, 2022- Rabbit Fest

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of these Item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Regular Meeting held on March 23, 2022. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**

Vice-Chairman Joey Acfalle made a motion to approve Agenda Item F1. Secretary Jay Jackson seconded the motion and with a unanimous vote, the motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEM

1. Consideration and action on approving the Profit and Loss report for the month of March 2022. **Diane Drussell, Assistant Director, Copperas Cove EDC.**

Director Rick Kirkpatrick made a motion to approve Agenda Item H1. Vice-Chairman Joey Acfalle seconded the motion and with a unanimous vote, the motion carried.

2. Consideration and action on approving Resolution # EDC 2022-02 and accepting the Quarterly Investment Report as presented for the quarter ending March 2022, per the Investment Policy. **Diane Drussell, Assistant Director, Copperas Cove EDC.**

Secretary Jay Jackson made a motion to approve Agenda Item H2. Director Elizabeth Ruskiewicz seconded the motion and with a unanimous vote, the motion carried.

3. Consideration and action to approve Resolution # EDC 2022-03, authorizing representatives on the TexPool account to be updated and changed. **Diane Drussell, Assistant Director, Copperas Cove EDC**

Vice-Chairman Joey Acfalle made a motion to approve Agenda Item H3. Director Rick Kirkpatrick seconded the motion and with a unanimous vote, the motion carried.

4. Consideration and action on approving the engagement letter from Mike Barnes Group for the purpose of facilitation and providing a Community Assessment for the Copperas Cove EDC. **Fred Welch, Executive Director, Copperas Cove EDC.**

Secretary Jay Jackson made a motion to approve Agenda Item H4. Vice-Chairman Joey Acfalle seconded the motion and with a unanimous vote, the motion carried.

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

1. Update on EDC Activities. **Diane Drussell, Assistant Director, Copperas Cove EDC.**

- *Assistant Director Diane Drussell gave an update on the March 26th Entrepreneur workshop*

2. Executive Director Report. Fred Welch, Executive Director, Copperas Cove EDC.

- *Executive Director Fred Welch gave an update on the following topics listed below:*
 - *9 key meetings with stakeholders, councils, and Fort Hood*
 - *3 community events*
 - *1 developer site visit looking at the Narrows and other commercial properties*
 - *1 site visit- consultant for our community assessment*
 - *2 ½ day visit to Tyler TX on AEDO rectification*
 - *Annual report submitted to Comptroller- required each year*

J. ITEM FOR FUTURE AGENDAS

K. EXECUTIVE SESSION –Convene into Executive Session at 12:27 p.m.

Convene into Executive Session pursuant to Section 551.071 (Advice of Counsel) and Section 1.05 Texas Disciplinary Rules of Professional Conduct in addition to specific Sections stated below:

2. Pursuant to §551.087 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss a business prospect referenced as **Project DC**.
3. Pursuant to §551.087 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss a business prospect referenced as **Project Spring**.

L. RECONVENE INTO OPEN SESSION AT 12:57 P.M FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION

No action was taken for Item 1 in Executive Session.

Vice-Chairman Joey Acfalle made a motion to have CCEDC Staff move forward with the contract between Copperas Cove EDC and Project Spring, with an amendment to Section 13.6, allowing "First Right of Refusal" on any sale of undeveloped property at the original purchase price. Secretary Jay Jackson seconded the motion and with a unanimous vote, the motion carried.

M. ADJOURN

Chairman JC Stubbs adjourned the meeting at 12:49 p.m.

ATTEST:



Brittany Sanders, ED Specialist



Jay Jackson, Secretary