



**NOTICE OF MEETING OF COPPERAS COVE
ECONOMIC DEVELOPMENT CORPORATION**

CANCELED

Notice is hereby given that a **Regular Meeting** of the Copperas Cove Economic Development Corporation will be held on **February 23, 2022, at 12.00 p.m.** in the Technology Center 508 S 2nd St., Copperas Cove, TX 76522.

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

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 separate discussion of these items. 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 January 26, 2022. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action regarding a proposal for a virtual building for the Narrows Business and Technology Park. **Diane Drussell, Interim Director, Copperas Cove EDC.**

2. Consideration and action to accept/approve a contract presented to the Copperas Cove Economic Development Corporation regarding the purchase of property owned by the CopperasCove Economic Development Corporation (CCEDC) located at 201 S. 2nd Street. **Diane Drussell, Interim Director, Copperas Cove EDC**

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

1. Update on EDC Activities. **Diane Drussell, Interim Director, Copperas Cove EDC.**
 - Update on Fieldstone, LLC project in the Narrows Business and Technology Park.
 - Official start date for new Executive Director
 - Workshops

J. ITEMS FOR FUTURE AGENDAS

K. EXECUTIVE SESSION

L. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

M. ADJOURN

The Board of Directors reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **5:00 p.m. February 18, 2022**, inside the Display Case of the Copperas Cove Economic Development Corporation, 113 W. Avenue D, Copperas Cove, Texas, a place convenient and readily accessible to the public always.

Brittany Sanders, ED Specialist
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: February 23, 2022

Contact: Brittany Sanders, Economic Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on January 26, 2022.

Brittany Sanders, Economic Development Specialist, Copperas Cove EDC

Attachments:

January 26, 2022 Regular Meeting Minutes



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for January 26, 2022

A. CALL TO ORDER

Chairman JC Stubbs called the Regular meeting of the Copperas Cove Economic Development Corporation to order at 12:02 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

Present: *JC Stubbs, Chairman*
Joey Acfalle, Vice Chairman
Elizabeth Ruszkiewicz, Director
Rick Kirkpatrick, Director
Jay Jackson, Secretary
Diane Drussell, Interim Director -EDC
Fred Chavez- Council Liaison
Ryan Haverlah- City Manager

Absent: *Barbara Boulware-Wells, EDC Legal Counsel*

D. ANNOUNCEMENTS

Information for upcoming events:

- *Chamber Banquet- January 29, 2022, at the Copperas Cove Civic Center*

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 separate discussion of these items. 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 November 17, 2021. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**
2. Consideration and action on approval of minutes for the Special Meeting held on December 9, 2021. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**
3. Consideration and action on approval of minutes for the Special Meeting held on January 6, 2022. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**
4. Consideration and action on approval of minutes for the Special Meeting held on January 20, 2022. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC**

Vice Chairman Joey Acfalle made a motion to approve Agenda Items H1 through H4. Secretary Jay Jackson seconded the motion and with a unanimous vote, motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEMS

1. Discussion and direction on video presentation regarding virtual building, given by Chad Chancellor from Next Move Group. **Diane Drussell, Interim Director, Copperas Cove EDC.**

Chad Chancellor, Co-Founder of Next Move Group, presented for discussion and direction a video regarding a virtual building in the Narrows Business and Technology Park. Direction was given by the EDC Board of Directors to move forward with Information that was presented.

2. Consideration and action on approving the Year End Financial report for September 30, 2021. **Diane Drussell, Interim Director, Copperas Cove EDC.**

Vice Chairman Joey Acfalle made a motion to approve Agenda Item H2. Director Elizabeth Ruszkiewicz seconded the motion and with a unanimous vote, motion carried

3. Consideration and action on approving Resolution # EDC 2021-07 and accepting the Quarterly Investment Report as presented for the quarter ending September 2021, per the Investment Policy. **Diane Drussell, Interim Director, Copperas Cove EDC**

Vice Chairman Joey Acfalle made a motion to approve Agenda Item H3. Secretary Jay Jackson seconded the motion and with a unanimous vote, motion carried

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

J. ITEMS FOR FUTURE AGENDAS

- *Consideration and action on proposal for virtual spec building*
- *Contract between CCEDC and Fieldstone, LLC.*

K. EXECUTIVE SESSION –Convene into Executive Session at 12:54 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:

Pursuant to §551.087 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session for an update regarding the offer of a financial or other incentive to a business prospect.

L. RECONVENE INTO OPEN SESSION AT 1:03 P.M FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION

Director Elizabeth Ruskiewicz made a motion to have the Interim Director move forward with the Letter of Intent presented in Executive Session for the property located on 201 S. 2nd Street. Director Rick Kirkpatrick seconded the motion and with a unanimous vote, motion carried.

M. ADJOURN

Chairman JC Stubbs adjourned the meeting at 1:03 p.m.

ATTEST:

Brittany Sanders, ED Specialist

Jay Jackson, Secretary

Economic Development Corporation

H.1.

Meeting Date: February 23, 2022

Contact: Diane Drussell, Interim Director, Copperas Cove EDC

Subject:

Consideration and action regarding virtual building for the Narrows Business and Technology Park.
Diane Drussell, Interim Director, Copperas Cove EDC

Description/Information:

The CCEDC has been unable to qualify or submit RFPs on many leads (mostly through the Governor's Office) due to not having any readily available buildings/warehouses.

In 2018, the discussion of a building was brought up to the BOD, with CCEDC staff believing this would be beneficial. A company (CBRE) was contracted to do a feasibility study for the Narrows Business and Technology Park and were able to offer input based on their findings which included a spec building. Due to transitions at the CCEDC, the spec building conversation was put on hold.

In 2019, CBRE conducted and presented a feasibility study for the Narrows Business and Technology Park. Attached are their suggestions based on information gathered at that time.

In 2020, the conversation regarding a spec building came up again and the CCEDC staff is seeking direction.

In 2021, EDC staff sent out RFP's and received four, the BOD selected one (Next Move Group) to further research.

In 2022, a presentation was given by Chad Chancellor with Next Move Group, regarding a virtual spec building for the Narrows Business and Technology Park and questions were answered.

Financial Impact:

TBD

Action/Recommendation:

EDC staff recommends the Board of Directors to approve the proposal from Next Move Group to design a virtual spec building for the Narrows Business and Technology Park.

Attachments:

Economic Development Corporation

H.2.

Meeting Date: February 23, 2022

Contact: Diane Drussell, Interim Director, Copperas Cove EDC

Subject:

Consideration and action on accepting/approving a contract to purchase property owned by the CopperasCove Economic Development Corporation (CCEDC) located at 201 S. 2nd Street. **Diane Drussell, Interim Director, Copperas Cove EDC**

Background/History:

This property originally belonged to Coryell County and housed some of their offices. In 2017, the City Manager facilitated a land swap between this building and the building the CCEDC owned located at 210 S 1st Street.

The Board of Directors determined the CCEDC had no plans to move into that building due to many reasons, to include the cost of renovation. In 2019 the building was demolished per the decision of the Board of Directors. Currently only the slab remains.

Findings/Current Activity:

The CCEDC was approached regarding the purchase of the slab. The potential buyer was told to "make an offer" as there was no set price for the property.

In January's regular meeting, the board made a motion to move forward on the item discussed during executive session, the negotiation of the contract.

Financial Impact:

Increase of \$41,000 to annual budget

Action/Recommendations:

Staff requests the CCEDC Board of Directors accept/approve the contract with Angela J. Schwausch to purchase the property located at 201 S. Main Street, Copperas Cove, TX.

Attachments:

Contract

Economic Development Corporation

I.1

Meeting Date: February 23, 2022

Contact: Diane Drussell, Interim Director, Copperas Cove EDC

UPDATE

1. Update on EDC activities. Diane Drussell, Interim Director, Copperas Cove EDC.

- Update on Fieldstone Commercial, LLC
 - Official start date for new executive director
 - Workshops
-