

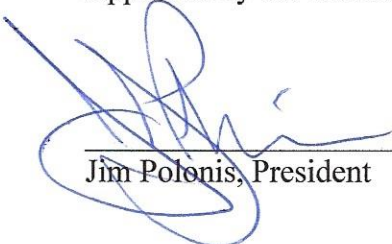
**Sonora Economic Development Corporation**  
**307 E. Oak**  
**Sonora TX 76950**  
**MINUTES OF BOARD MEETING**

The Sonora Economic Development Corporation (SEDC) board of directors met in regular session at the Sonora Economic Development meeting room on April 9, 2019 with the following directors present: Jim Polonis, Tonya Brown, Jo Ann Hernandez, Pascual Hernandez, Espy Whitehead and Tom Payton. Also present was David Smith, Clerk and Whitt Peaslee, owner of Pit Stop BBQ.

1. Jim called the meeting to order with a quorum present at 11:35 a.m.
2. Espy gave the invocation.
3. The consent items were presented for discussion and approval. The items included were: Meeting minutes for February 6 and March 28, 2019; monthly bills reports for February and March, 2019, the financial reports for February and March, 2019 and the Quarterly Report for the Second Quarter of FY 2019. Upon motion by Tom and second by Pascual the consent items were approved with all directors voted for approval.
4. Jim called upon Whitt Peaslee for the 1<sup>st</sup> Anniversary Report required by the Performance Agreement on Pit Stop BBQ and a report of successful operations was given by Whitt.
5. At 12:07, the board adjourned into executive session to discuss economic development negotiations and real estate, as authorized by Texas Government Code Sections 551.087 and 551.072.
6. The executive session ended and the regular session resumed at 12:40.
7. Upon motion by Jo Ann and second by Tonya the board unanimously approved offering all three tracts of the SEDC U.S. 277 property to a qualified commercial business creating new jobs in Sonora and with construction to commence not later than 6 months after the closing of the sale for \$175,000.00 NET to SEDC.
8. Upon motion by Tom and second by Pascual the board voted unanimously to accept the report of Whit as satisfying the requirements of the Performance Agreement as a first anniversary report.
9. David reported that he appeared at the Sheriff's sale of the McGuffin property on Water Street on April 2<sup>nd</sup> and beginning at a bit of slightly above the opening bid and when on to a bid of \$10,000.00 per instructions but was not the successful bidder. The property was sold to an entity designated by Paul Ramsdell for \$32,000.
10. Jim and David updated information for the board on the possibility of locating a welding and diesel mechanics school here pursuant to our adopted Goals and discussed various contacts and possibilities and plans for going forward.
11. David presented to the board a Ports to Plains offered resolution for adoption supporting the designation of the Ports to Plains Corridor as Interstate 27. David recommended adoption of the resolution as presented except for a change in the paragraph concerning the possible intersection of Interstate 14. Upon motion by

- Espy and seconded by Tom the board adopted the resolution as mended by David. A copy of the approved resolution is attached to these minutes.
12. At the suggestion of David, the board tabled the discussion about a new Disaster Relief Grant fund until May.
  13. Upon motion by Jo Ann and second by Pascual the board unanimously adopted the current copy of the Office Procedures and Accounting Manual.
  14. David announced to the board that due to the lack of attendance and interest by the stakeholders in the Downtown group that the activity would be suspended until such time as a group of stakeholders expressed an interest and commitment to going forward.
  15. David suggested that with board approval, he would write to Mrs. Jo Bess Jackson with the suggestion that she purchase the portion of the old Vander Stucken stores that is presently vacant and for sale, tear the building down, create and donate to the city Vander Stucken Plaza on the site. Upon motion by Tonya and second by Jo Ann the board unanimously approved sending the letter.
  16. David presented the Project Reports for February and March, 2019 and upon motion by Tonya and second by Espy, all directors voted for the approval of the reports.
  17. David presented the managers reports for March and April with discussion of various items.
  18. At David's suggestion the Advertising Coop report was tabled until May.
  19. Upon motion by Tonya and second by Jo Ann, with all members voting for approval, the meeting was adjourned at 1:20 p.m.

Approved by the SEDC Board of Directors this the 15<sup>th</sup> day of May, 2019.



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Jim Polonis, President



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David L. Smith, Clerk