



**BOARD OF DIRECTORS MEETING  
THE CORPORATION OF ECONOMIC DEVELOPMENT  
CITY OF BRIDGEPORT  
July 27, 2023**

The Board of Directors of the Economic Development Corporation met in called meeting on Thursday, July 27, 2023 at 8:00 a.m. in the offices at 608 13<sup>th</sup> Street, Bridgeport, Texas.

**DIRECTORS PRESENT:** David Lawson, Susan Coffman, Alan Green, Mark Tate & Angie Tyson

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** Leah Clark, Executive Director  
Amy Hiler, Operations & Special Projects Manager

**OTHERS PRESENT:** Corey Ingram

**CALL TO ORDER:** David Lawson called the meeting to order at 8:03 a.m.

**INVOCATION:** Angie Tyson

**PUBLIC COMMENT:** None

**ANNOUNCEMENTS AND SPECIAL PRESENTATIONS:**

- Leah Clark announced that Taste Bridgeport will be the last weekend in September. Tickets are now on sale.
- Leah Clark announced that the 150th celebration of Bridgeport will be October 20-22, with a lot of community involvement and volunteer opportunities.

**STAFF AND COMMITTEE REPORTS:**

- Project Updates
  - Sales Tax - July net payment \$228,970, down 8.6% over last year. Fiscal YTD \$2.45m, up 0.6% over last year. \$1.7m YTD, down 0.9% over last year.
  - Endeavor - BGE is still working on a quote for planning. EDA funding may be available to help cover planning.
  - Nextlink - Nextlink is working on a site plan. Plat is in process.

- Retail - TXDot issued a variance for Prime entrance. Lot next to Whataburger is rumored to have a tenant.
  - Marketing - Working on date for videoing with Neon Cloud to capture activity at OHV Park, possibly October 6.
  - Project Spire 2.0 - Loan payments are current.
  - Post Oak Preservation - Awaiting review of nomination from Texas Historical Society.
- Financials - no questions.

**EXECUTIVE SESSION**

**8:18 AM**

Pursuant to Chapter 551, Texas Government Code, the BEDC reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting. The BEDC may convene into Executive Session to discuss the following:

1. Deliberation Regarding Real Property Section 551.072 (to deliberate the purchase, exchange, lease, or value of real property)

Brazier Property - Listing realtor offered it at \$12,500/acre, plus closing costs, survey, and 6% realtor fee.

Aurora Terra - Owner offered property at the appraisal district value, \$1,029,101 or \$17,700/acre (57.66 acres).

**RECONVENE INTO OPEN SESSION**

**8:46 AM**

Pursuant to Chapter 551, Texas Government Code, the BEDC will reconvene into open session to take any action necessary resulting from executive session discussions.

**ACTION ITEMS:**

Angie Tyson made a motion to approve minutes from the Board Meeting for June 29, 2023.

Susan Coffman seconded the motion.

Motion carried unanimously.

Alan Green made a motion to approve the financial statements as presented July 27, 2023.

Angie Tyson seconded the motion.

Motion carried unanimously.

Angie Tyson made a motion to approve amendment to the preliminary 2023-24 budget for a 5% pay increase for staff.

Susan Coffman seconded the motion.

Motion carried unanimously.

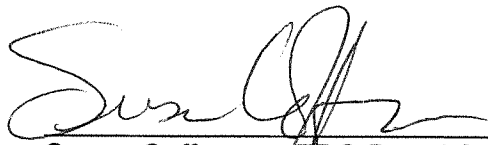
Mark Tate made a motion to table the Beautification Grant for the undeveloped lot near Turkey Creek and 9th Street.  
Angie Tyson seconded the motion.  
Motion carried unanimously.

David Lawson made a motion to authorize Leah Clark to present a counter-offer of \$12,500 an acre plus the cost of the survey, plus closing costs and negotiate realtor fees up to 3% to purchase the Brazier property adjacent to the water plant.  
Alan Green seconded the motion.  
Motion carried unanimously.

Angie Tyson made a motion to offer Jerry Franks \$16,000 an acre up to the tax appraisal value of his 57.66 acres and two houses adjacent to Endeavor Business Park. Bridgeport EDC will also pay for survey and closing costs.  
Susan Coffman seconded the motion.  
Motion carried unanimously.

Alan Green made a motion to adjourn the meeting.  
Mark Tate seconded the motion.  
Motion carried unanimously.

Meeting adjourned at 9:18 a.m.

  
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Susan Coffman – EDC Board Secretary

8/17/23  
\_\_\_\_\_  
Date