



LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION BOARD
MINUTES

Wednesday – June 17, 2020 – 5:00 PM
2801 Ranch Road 1869 – Council Chambers - Liberty Hill

1. CALL TO ORDER

John Johnston – LHEDC Board President called the meeting of the Liberty Hill Economic Development Corporation Board of Directors to order at 5:05 PM at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given by John Clark, followed by reciting the Pledge of Allegiance and Texas Pledge.

LHEDC Board members present: John Johnston; John Clark; Jamie Etzkorn; Liz Rundzieher all in person.

Others present: Matt Powell – Executive Director; Lacie Hale – Chief Operating Officer; Tad Cleaves – City of Liberty Hill Attorney; Mike Eddleman – The Independent.

2. PUBLIC COMMENTS

There were no public comments.

3. REGULAR AGENDA

a) Discuss and take action to approve minutes of the Special LHEDC meeting held June 3, 2020.

OUTCOME: On motion by Liz Rundzieher and second by John Clark, the EDC approved the minutes of the June 3, 2020 meeting. Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

b) Discussion and possible action on applications received for the COVID-19 Emergency Relief Grant Program. **OUTCOME:** Following discussion, John Clark made a motion to recommend approval by City Council of the following applications for the stated amounts received except for Hell or High Water Restaurant and Hell or High Water Brewery which would each receive \$4,250.00 for the COVID-19 Emergency Relief Grant Program:

- Vizionz Hair Salon Inc in the amount of \$5,000
- Liberty Hill Pediatrics in the amount of \$5,000
- Happy Trails Learning Center in the amount of \$5,000
- The Indigo Salon in the amount of \$5,000
- Texas Taco Kitchen in the amount of \$5,000
- Elena’s Bar & Grill LLC in the amount of \$5,000
- Rheannon’s Salon LLC dba Cut-N-Edge Salon in the amount of \$3,000
- HK Computers in the amount of \$5,000

- JD Automotive Enterprise, LLC in the amount of \$5,000
- Country Girl Consignment in the amount of \$5,000
- Hell or High Water Restaurant in the amount of \$4,250
- Hell or High Water Brewery in the amount of \$4,250

Liz Rundzieher seconded the motion. Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

c) Update on Council-approved COVID-19 applications. OUTCOME: John Johnston – President stated that Council approved all COVID-19 applications recommended by the EDC at the EDC meeting on June 3, 2020.

d) Update on Council-approved Sign Grant application. OUTCOME: John Johnston – President stated that Council approved the Façade Grant application received by Clint DeBusk – GCDHT Retail recommended at the June 3, 2020 EDC meeting.

e) Update on Sign Grant previously approved by Prosperity Bank. OUTCOME: Matt Powell – Interim Executive Director stated that Prosperity Bank delivered updated picture and invoice, and that all work is complete. The City of Liberty Hill has issued check to Prosperity Bank on what was received for work completion.

f) Discussion and possible action for possible revisions to the EDC 380 Policy. OUTCOME: Matt Powell – Interim Executive Director stated that the current EDC 380 Policy is from 2015. Matt Powell will work with Tad Cleaves to develop suggested revisions and the reasons for those revisions to the EDC 380 Policy to present at the next EDC meeting.

4. EXECUTIVE DIRECTOR’S UPDATE

OUTCOME: Matt Powell – Interim Executive Director stated there are several active projects. He presented his philosophy regarding projects with those being 1) Primary Jobs; 2) Ad Valerom; 3) Sales Tax; and 4) Quality of Life.

5. CONVENE TO EXECUTIVE SESSION

The LHEDC Board President will convene the EDC Board to Executive Session pursuant to Texas Government Code § 551.071 – Consultation with Legal Counsel and Texas Government Code § 551.087 – Economic Development Negotiations. No action will be taken in Executive Session

a) Discussion or deliberation regarding commercial or financial information that the Board has received from a business prospect that the board seeks to have locate, stay, or expand in or near Liberty Hill and with which the board is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect:

Project Hammer

(Deliberation Regarding Economic Development Negotiations – Texas Government Code § 551.087).

OUTCOME: – John Johnston – LHEDC Board President convened the Board to Executive Session at 5:38 p.m.

6. RECONVENE - REGULAR SESSION

The LHEDC Board President will reconvene the EDC Board to Regular Session following Consultation with Legal Counsel pursuant to Texas Government Code § 551.071 and Texas Government Code § 551.087 – Economic Development Negotiations. Council will entertain discussion related to the matters outlined below.

a) Discussion or deliberation regarding commercial or financial information that the Board has received from a business prospect that the board seeks to have locate, stay, or expand in or near Liberty Hill and with which the board is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect:

Project Hammer

(Deliberation Regarding Economic Development Negotiations – Texas Government Code § 551.087).

OUTCOME: – John Johnston – LHEDC Board President reconvened the Board to Regular Session at 5:55 p.m. Matt Powell – Interim Executive Director presented that Project Hammer is Higginbotham Brothers. He presented the incentive to Higginbotham Brothers as stated below:

Terms of Incentive:

On January 1, 2021, Higginbotham Brothers will certify their FTE's at their Liberty Hill location. Part time employees can be combined to create up to five FTE's. A payment of \$2000 will be made for each FTE. The payment will be capped at \$50,000.

On January 1, 2022, Higginbotham Brothers will certify their FTE's at their Liberty Hill location. Part time employees can be combined to create up to five FTE's. A payment of \$2000 will be made for each FTE. The payment will be capped at 33% of the sales tax generated at the location from November 1, 2020 to October 31, 2021.

On January 1, 2023, Higginbotham Brothers will certify their FTE's at their Liberty Hill location. Part time employees can be combined to create up to five FTE's. A payment of \$2000 will be made for each FTE. The payment will be capped at 25% of the sales tax generated at the location from November 1, 2020 to October 31, 2021.

Clawback:

If at any time before January 1, 2023 Higginbotham Brothers fails to maintain 12 FTE's at their

Liberty Hill location, then this agreement is cancelled and Higginbotham Brothers will repay all incentive payments in full.

Total available incentive: \$120,000

OUTCOME: Following discussion, John Clark made a motion to make the incentive to Higginbotham Brothers as stated by Matt Powell. Liz Rundzieher seconded the motion. Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

7. INTERIM EXECUTIVE DIRECTOR'S UPDATE – See Item 4. Duplicate Agenda Item.

8. OTHER BUSINESS

- a) The next LHEDC meeting is scheduled for July 15, 2020.
- b) Future items for agenda – There were no items mentioned.

9. ADJOURNMENT

OUTCOME: On motion by Liz Rundzieher and second by John Clark, the Liberty Hill Economic Development Corporation Board meeting was adjourned at 6:03 PM. **MOTION PASSED ON VOTE OF 4 AYES, 0 NAYS, AND 0 ABSTENTIONS.**

PASSED AND APPROVED ON JULY 15, 2020 BY THE LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS ON VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS.

Jamie Etzkorn
Secretary
LHEDC Board of Directors