

**PUBLIC NOTICE  
LOCKHART ECONOMIC DEVELOPMENT CORPORATION (LEDC)**

**AGENDA**

**Monday – March 13, 2017 - 6:00 P.M.  
CITY HALL UPSTAIRS MEETING AREA  
308 WEST SAN ANTONIO STREET**

1. **CALL TO ORDER**
  
2. **DISCUSSION AND/OR ACTION**
  - A. Discussion and/or action to consider approval of the minutes of January 11, 2017. *P 1- 3*
  - B. Discussion and/or action to consider acceptance of financials and sales tax report. *P 4, 5*
  - C. Discussion and/or action regarding Resolution 2017-03 rescinding Resolution 2016-06 whereby Hill Country Food Works LLC planned to purchase 215 E MLK Jr Industrial Blvd and the vacant adjacent lot to the east and provide certain improvements to the structure *P 6-10*
  - D. Discussion and/or action regarding LEDC President's recommendation to use LEDC funds to enhance the property at 215 E MLK Industrial Blvd by placing a structural select material pad on the north side of the building requiring rental of equipment/trucks and purchase of select fill materials all of which would not exceed \$8,549. *P. 11*
  
3. **PUBLIC HEARING**
  - A. After proposed project presentation by staff, invite public to provide comments regarding the proposed development by Hill Country Food Works LLC with a new scope that includes an initial estimated investment of \$1.275 million and the employment of a minimum of 20 FTE employees with a minimum annual wage of \$30,250 to be maintained over the three (3) year agreement period with reimbursable incentives worth up to \$186,000. *P. 12*
  - B. **CLOSE PUBLIC HEARING**
  
4. **DISCUSSION AND/OR ACTION**
  - A. Discussion and/or action to consider Resolution 2017-04 approving the revised the Hill Country Foodworks LLC project and terms as an Economic Development 4B project and to recommend approval to the Lockhart City Council. *P. 13-14*
  - B. Discussion and/or action regarding discussion of the new Economic Impact Data Sheet for Hill Country Food Works which has an enhanced scope. *P. 15-20*
  - C. Discussion and/or action to consider the Economic Development Performance Agreement with Hill Country Foodworks LLC by which the company agrees to purchase the building at 215 E MLK Jr Industrial Blvd for \$380,000, enlarge the structure by about 5,000 square feet, buy equipment, and make other improvements totaling an estimated initial investment of \$1.275 million, and to employ and maintain a minimum of 20 FTE employees with an average annual wage of \$30,250 for the three (3) year agreement period with LEDC providing up to \$186,000 in reimbursable incentives. *P. 21-29*
  
5. **DISCUSSION ONLY**
  - A. Discussion after staff update regarding Benny Boyd Auto Group proposed project.
  - B. Discussion regarding the Arete Emergency Health Care Project
  - C. Discussion after update regarding other Economic Development Activity.
  
6. **REPORTS/DISCUSSION**
  - A. Presentation related to Texas Capital Fund grant program from Community Development Management Corp.
  
7. **ADJOURN**

*If, during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Lockhart Economic Development Corporation will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D to consider one or more matters pursuant to the following:*

*Section 551.071. Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or a matter in which the duty of the attorney to the*

*government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with this chapter.*

*Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.*

*Section 551.073. To deliberate a negotiated contract for a prospective gift or donation to the state or the governmental body if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.*

*Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

*Section 551.076. To deliberate the deployment, or specific occasions for implementation, of security personnel or devices.*

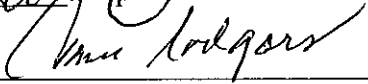
Section 551.086. To deliberate vote or take final action on any competitive matters relating to public power utilities.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

Section 551.088. To deliberate a test item or information related to a test item if the governmental body believes that the test item may be included in a test the governmental body administers to individuals who seek to obtain or renew a license or certificate that is necessary to engage in an activity.

After discussion of any matters in executive session, any final action or vote taken will be in public by the Lockhart Economic Development Corporation.

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, on the 9 day of March 2016 at 4:00 am/pm.



Vance Rodgers, President, LEDC