

PUBLIC NOTICE
LOCKHART ECONOMIC DEVELOPMENT CORPORATION (LEDC)
AGENDA
Monday – April 17, 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 March 13, 2017.
- B. Discussion and/or action to consider acceptance of financials and sales tax report.

3. **OPEN EXECUTIVE SESSIONS**

EXECUTIVE SESSIONS in accordance with the provisions of the Government Code, Title 5, Subchapter D, 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 bodies 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.

- A. Discussion regarding Benny Boyd Lockhart LLC. and proposed incentive to expand its business to Lockhart with an estimated initial investment of \$3.5 million investment and creating and maintaining a minimum of 35 new full time equivalent jobs with an average annual wage of \$50,000.
- B. Discussion regarding Chulinal Inc. (Schlotzsky's) and proposed incentive to expand its business to Lockhart with an estimated initial investment of \$1.4 million and creating and maintaining 15 new jobs with an average annual wage of \$16,416.

4. **CLOSE EXECUTIVE SESSIONS**

Note: LEDC will consider items discussed in Executive Session after holding the public hearings.

5. **PUBLIC HEARING**

- A. Hold a public hearing regarding the proposed development by the Benny Boyd Lockhart LLC. that includes an initial estimated investment of \$3.5 million and the employment of a minimum of 35 full time equivalent employees with an average annual wage of \$50,000 to be maintained over the three (3) year agreement period with reimbursable incentives worth up to \$212,031.
- B. Hold a public hearing regarding the proposed development by Chulinal Inc. that includes an initial estimated investment of \$1.4 million and the employment of a minimum of 15 employees with an average annual wage of \$16,416 to be maintained over the three (3) year agreement period with reimbursable incentives worth up to \$75,146.

6. **DISCUSSION AND/OR ACTION**

- A. Discussion and/or action to consider Resolution 2017-05 approving Benny Boyd Lockhart LLC. as a project and terms as an Economic Development 4B project and to recommend approval to the Lockhart City Council.
- B. Discussion and/or action to consider the Economic Development Performance Agreement with Benny Boyd Lockhart LLC. by which the company agrees to purchase land, construct a building and equipment, and make other improvements totaling an estimated initial investment of \$3.5 million and to employ and maintain a minimum of 35 full time equivalent employees with an average annual wage of \$50,000 for the three (3) year agreement period with LEDC providing up to \$212,031 in reimbursable incentives.

- C. Discussion and/or action to consider Resolution 2017-06 approving Chulinal, Inc. as a project and terms as an Economic Development 4B project and to recommend approval to the Lockhart City Council.
- D. Discussion and/or action to consider the Economic Development Performance Agreement with Chulinal, Inc. by which the company agrees to construct a building and equipment and make other improvements totaling an estimated initial investment of \$1.4 million, and to employ and maintain a minimum of 15 employees with an average annual wage of \$16,416 for the three (3) year agreement period with LEDC providing up to \$75,146 in reimbursable incentives.

7. **DISCUSSION ONLY**

- A. Discussion regarding the Arete Emergency Health Care Project
- B. Discussion after update regarding other Economic Development Activity.

8. **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.

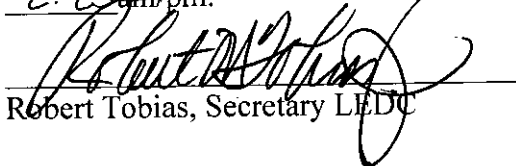
Section 551.086. To deliberate vote or take final action on any competitive matters relating to public power utilities.

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 12th day of April 2017 at 2:25 am/pm.


Robert Tobias, Secretary LEDC