

PAMPA ECONOMIC DEVELOPMENT CORPORATION
Board of Directors Meeting
Minutes from
November 8, 2017

PRESENT: Gary Sutherland, Bob Williams, Bill Roy, Ken May, Bill Bridges, Cay Warner, and Glennette Goode

ABSENT: None

ALSO PRESENT: Debbie Winegeart and Vanessa Buzzard
See attached list

CALL TO ORDER: President Sutherland called the meeting to order at 4:03 p.m.

President Gary Sutherland opened the meeting with prayer.

Minutes

A motion was made by Board Member Ken May to approve the minutes of the October 26, 2017 meeting, Board Member Bill Bridges seconded, with each Board Member voting AYE, the motion carried.

A Public Hearing for a Grant to The Foraker Company, LLC and /or The Shops at Cornerstone, LLC.

President Gary Sutherland read the following, then opened the floor for Public Comments.

A public hearing was held to discuss a grant to the Foraker Company, LLC and/or The Shops at Cornerstone, LLC, the sum of \$550,000.00, subject to the Company meeting the following contingent terms:

- (1) Foraker Company, LLC and/or The Shops at Cornerstone, LLC acquiring fee simple ownership of the real property located at 2545 Perryton Parkway, Pampa, Texas.
- (2) The Foraker Company, LLC and/or The Shops at Cornerstone, LLC entering into a lease agreement with Hobby Lobby Stores, Inc. to lease 55,000 sq. ft. of retail space for a term of not less than ten (10) years, with three (3) five (5) year options to renew said lease.
- (3) Presentation of invoices to Pampa EDC upon completion of tenant improvements of the Hobby Lobby Stores, Inc. retail space.
- (4) Providing Pampa EDC with proof that Company is duly authorized by the Texas Secretary of State to do business in the State of Texas as a registered foreign entity or a Texas entity.
- (5) If all the contingent conditions of this Agreement have been met, the Pampa EDC shall pay to Company a partial grant payment in the amount of \$440,000.00 when

presented with proof of substantial completion of Hobby Lobby Stores, Inc.'s work on the retail space. "Substantial completion" shall mean that approximately eighty percent (80%) of the work has been completed. The remaining grant payment in the amount \$110,000.00 shall be paid to Foraker Company, Inc. and/or The Shops at Cornerstone, LLC after Hobby Lobby Stores, Inc. provides a general contractor's lien release/waiver and a certificate of occupancy for the leased premises. Pampa EDC agrees to pay the grant payments to Company within 10 days from the presentation of written request accompanied by the appropriate verification that the work has been completed.

- (6) Claw back Provision: In the event that Hobby Lobby Stores, Inc. vacates the leased premises within five (5) years of the commencement of their retail lease, Foraker Company, LLC and/or The Shops at Cornerstone, LLC and Jeremy Foraker shall reimburse Pampa EDC the sum of \$110,000 for each year, or a proportion thereof, that Hobby Lobby Stores, Inc. has remaining on the original five years of the retail lease.

Citizens Forum

Mr. Foraker spoke about the project for a grant of \$550,000.00 to Foraker Company, LLC and/or The Shops at Cornerstone, LLC to induce the company to purchase the real property located at 2545 Perryton Parkway, Pampa, Texas, to renovate said property to attract new businesses, to create additional permanent jobs in Pampa, Texas, to induce Hobby Lobby Stores, Inc. to lease 55,000 sq. ft. of retail space, and, to pay the tenant improvement allowance to Hobby Lobby Stores, Inc. for tenant improvements to retail lease space.

The following Citizens spoke:

1. Ben Sturgeon spoke for the project.
107 E. Foster, Pampa, Texas
2. Sandy Osborne spoke for the project.
1700 N. Russell, Pampa, Texas
3. Natalie Zaranti spoke for the project.
1722 Aspen, Pampa, Texas
4. Jacqueline Braddock ask what the next step was for the project.
2228 Beech, Pampa, Texas
5. Brenda Guess ask if Mr. Foraker and Hobby Lobby would be using local contractors.
1900 Charles, Pampa, Texas
6. Ronnie Good ask about the condition of the roof at the mall.
2101 Dogwood, Pampa, Texas

No one spoke against the project.

Executive Session

The Board of Directors did not go into Executive Session.

Date and time of next meeting

The next scheduled meeting for the Pampa EDC will be November 16, 2017, at 4:00 p.m. at 107 E. Foster, Pampa, Texas.

Adjournment

With no further business on the agenda Board Member Glennette Goode made a motion to adjourn at 4:23 p.m. Board Member Ken May seconded, with each Board Member voting AYE the motion carried.

Gary Sutherland, President

Debbie Winegeart, Admin. Assistant