

HARRIS COUNTY DEVELOPMENT AUTHORITY

REGULAR SESSION

January 9, 2024

6:00 p.m.

Members Present: Craig Greenhaw, Rob Grant, Chris Butzon, Charles Sweat, Harry Boyd, Tommy Wright, Meghan Guenther. Members Absent: Mark Smith. Staff Present: Andrea Dzioba, Recording Secretary.

1. **CALL TO ORDER.** Chairman Greenhaw called the meeting to order.
2. **ANNOUNCEMENT.** Chairman Greenhaw announced that the closing on the property in the Northwest Harris Business Park occurred on December 20, 2023 and that they have already mobilized on the Phase I.
3. **MINUTES.** The motion to approve the minutes of the October 10, 2023 Regular Session was made by Mr. Wright, seconded by Mr. Butzon, and passed unanimously.

4. **OLD BUSINESS**

- A. **Economic Development Position.** Chairman Greenhaw advised that there have been some economic development meetings and that there are some areas that should be continued to be focused on. He said that the consensus on those areas include future economic development, potential sewer, workforce housing, workforce development and rural broadband. He stated that it is probably a good time to move forward to get someone hired. Mr. Sweat said that the development that has happened out in the Northwest Harris Business Park has provided information on the benefit of having a person that can work on supporting and promoting the future development there and along that corridor. Chairman Greenhaw said that next month that the Development Authority can discuss further ideas on the best way to move forward and determine what they want this person to do.

Mr. Charles Sweat left the meeting at 6:33 p.m.

5. **NEW BUSINESS**

- A. **Agreement for Grant Writing and Grant Administration with Allen-Smith Consulting, Inc.** Chairman Greenhaw introduced the item related to the proposed Agreement for Grant Writing and Grant Administration with Allen-Smith Consulting, Inc. and advised that the cost related to same is \$22,000.00. The motion to approve the Agreement for Grant Writing and Grant Administration with Allen-Smith Consulting, Inc. was made by Mr. Wright, seconded by Mr. Butson, and passed unanimously.
- B. **Discussion Hamilton Business Park.** Chairman Craig Greenhaw believes that he has some better property line information and advised that he has two new potential prospects and one existing one interested in possibly being located at the Hamilton Business Park. He will be working on pulling documentation together and coming to a conclusion within the next couple of months.
- C. **Development Authority By-Laws and Members.** Chairman Greenhaw said that he thinks it would be a positive to have School Board participation in the Development Authority and that they will have to weigh the pros vs. cons and then gather facts and legalities and present it to the Board. He believes that it would be helpful to have everyone involved and collectively towards the same goal and would help bridge a gap.
- D. **Northwest Harris Business Park Future Projects.** Chairman Greenhaw advised that Parcels 1, 2, and 3 have opportunities going forward, Parcel 4 is built and the new tenant is in, and Parcel 3 may be next. Chairman Greenhaw said that he has been in contact with Scott Harris of Harris Gray. He said that future projects go through a process where there is an idea of what is desired, then there is environmental work (analysis/borings), a civil set of plans, the project has to be financed, and then the project can be built/constructed. He said that there isn't any funding at this point but he feels like there is support from the Board of Commissioners. Chairman Rob Grant did concur that he believes that there is definitely support from the Board of Commissioners. Chairman Greenhaw said that it is approximately \$3 million to have a pad-ready site.

6. **ADJOURNMENT.** The meeting was adjourned at 6:59 p.m.

Craig Greenhaw, Chairman

Prepared by:

Andrea R. Dzioba, Recording Secretary