

JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given that the Board of Directors of Jasper County Development District No.1 will hold a special meeting on December 22, 2023, at 9:00 a.m. at Rayburn Resort Club House, 2376 Wingate Blvd., Brookeland, Texas, inside the boundaries of the District, to discuss and act upon the following items:

CALL TO ORDER

PUBLIC COMMENT

The Board has adopted H.B. 2840 and set a time limit of 3 minutes for comments.

CONSENT AGENDA

1. Certification of meeting notice

ACTION ITEMS

2. Consideration of Rayburn Ranch Food Garden Request

ADJOURNMENT

HOLLY THOMAS, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED DEC 18 2023

By Christine Webb
DEPUTY

MINUTES OF JASPER COUNTY DEVELOPMENT DISTRICT NO. 1

December 22, 2023

The Board of Directors of the Jasper County Development District No. 1 (the District) held a special meeting open to the public on December 22, 2023, at 19:00 a.m. at the Rayburn Resort, 2376 Wingate Blvd Brookeland, Jasper County Texas, inside the boundaries of the District and the role was called of the duly appointed members of the Board.

BOARD MEMBERS:

Brent Meaux, President	Absent
Randall Dally, Vice President	Present
Lisa Wise, Secretary	Present
Jimmy Castino	Present
Ray Beck	Present

No other people were in attendance.

CALL TO ORDER:

Director Dally called the meeting to order at 9:00 a.m.

PUBLIC COMMENT:

None

CERTIFICATION OF MEETING NOTICE:

Director Dally presented the meeting posting certification.

ACTION ITEMS:

CONSIDERATION OF RAYBURN RANCH FOOD GARDEN REQUEST

Director Dally presented the request of the Rayburn Ranch Food Garden request for a food truck area on US 96 between the Country Mart gas station and the car wash. The garden would be located near the crest of the hill on the east side of US 96. Director Meaux had presented the information to the District Attorney for advice on the project. Since the project was a business that would be used by tourists to the area and would generate sales tax within the District it was a project the District could consider, however some of the items that were on the list could not be funded. Infrastructure as fundable. Estimated costs of the project were \$16,270 and with Director Meaux estimation of \$6,600 in electric infrastructure improvements needed. Director Dally noted that of that amount, a \$200 deposit by Deep East Texas Electric Coop could not be funded as it was a deposit that would be returned after a period of time.

Director Beck expressed concern for involving District funding on personal private property rather than a defined business property and the ramifications it would have on other people/business/organizations interested in expanding their business and approaching the District for funding. Director's Castino and Wise echoed the concern on funding private property businesses as well as the impact it would have on future requests and asked Director Dally about previous approaches by business for funding. Director Dally said most funding requests had been denied as they did not qualify for funding within the District's scope, and that all requests had been presented to the Attorney for guidance. Director Dally also noted that any private business requesting funds would be on private or leased property, with a private individual owning the business and should not be a factor in the decision.

Directors Beck, Castino, and Wise felt the location next to their house might present some issues in the future funding as if the garden did not work out and close the owners would inherit the improvements at District expense.

Director Wise voiced concerns for the location of the garden and that a location on R-255 in the Piney Point area would generate more traffic, Director Beck concurred with even a location south of R-255 on US 96 he felt would be better. The Board commented on the growth north of the garden location with the Dollar General as well as the Family Dollar building and noted traffic would continue to increase.

The Board then discussed an option to fund the infrastructure cost after the fact, as an example after the business had been open a period of two years that the funding could be paid. The Board discussion centered on helping establish businesses to grow the tourism in the area and that this type of funding may prevent a business from opening as it was after the fact. The Board felt this type of funding for this project was not a good choice.

The Board then discussed the funding of the Clinic as a loan to purchase. Discussion was made on collateral of a loan, and Director Dally felt it would depend on the amount of the loan and noted that the equipment in the clinic had been pledged as collateral for that loan. Director Dally noted that any loan would have to be run past the attorney for approval and paperwork, and that cost depends on the type of loan and amount. The Board then discussed that if the loan was not paid back and if no collateral had been pledged that a lien could be attached to the property. The Board felt a loan would be the way to proceed as it would assist a business to locate within the District and would return the funding to the District to reinvest.

Motion by Director Beck to authorize a zero-interest loan up to \$10,000 for a period not to exceed three years for infrastructure improvements with the loan to be approved by the District's attorney and to be drawn up by the Attorney. Seconded by Director Wise and passed unanimously.

ADJOURNMENT:

Motion by Director Castino to adjourn at 9:47 a.m. Second by Director Wise. Passed unanimously.