AGENDA

FRITCH ECONOMIC DEVELPMENT CORPORATIN REGULAR SESSION MONDAY, MARCH 7, 2022 FRITCH ANNEX BUILDING 12:00 AM

All agenda items are subject to action. The EDC reserves the right to adjourn into Executive Session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Page

- 1. Call to order / Welcome citizens and visitors
- 2. Pledge of Allegiance and Invocation
- 3. Open forum Comments/Concerns from Citizens

Individual citizen comments are normally limited to five (5) minutes (time limits can be adjusted by the President). The purpose of this item is to allow citizens an opportunity to address the EDC regarding any topic not on the agenda. By State law, the EDC is not allowed to respond to comments and questions asked of them by an open forum speaker. Any response by a member of the EDC must be limited to referring the matter to staff, a statement of specific factual information/recitation of existing policy, or a proposal to place the subject on a future agenda for a future EDC meeting.

- 4. Approval of Prior Meeting(s) Minutes:
 - 4.1. Meeting Minutes:
- 5. Financial Report: (1) Treasurer Report -03-7-2022.pdf @ 4-15

(2) Sales Tax Report February 2022.pdf (3) Payments Journal February 2022.pdf (3a) Suzannes Monthly Invoice February 2022.pdf (3b) CSA

Invoice Feb 2022.pdf (4a) EDC Bank Reconciliation 01-31-2022.pdf (4b)

EDC Bank Statement 01-31-2022.pdf (5) TexPool Statement 01-31-2022.pdf
(6) Budget Variance FY 21-22 03-01-2022.pdf (7a) Cooks Feed Shack

Promissory Note Schedule February 2022.pdf (7b) Smoke Rings Promissory

Note Schedule February 2022.pdf (7b)

- 6. Old Business:
 - 6.1. Consider and take action on request for grant from Family

16 - 19

		Dollar Tree. Family Dollar Tree Letter of Intent.pdf @ Dollar Tree Signed Application.pdf @	
6	5.2.	Consider an update from Director on letter sent to SEMA Leads. <u>SEMA Leads Email .pdf</u>	20
6	5.3.	Consider and take action to attend the High Ground Red River retail conference in Dallas in March 30 - April 1 or High Ground Consultant meeting May 4-5 in Amarillo. 2022 HG Consultant Meeting Sponsorship Forms.pdf 2022 ICSC Registration Form.pdf MEMO - ICSC Request 1-7-22.pdf	21 - 27
New E	Busine	ss:	
7	7.1.	Consider and take action on resignation from board member Debra Wells. <u>Debra Wells resignation.docx</u>	28
7	7.2.	Consider and take action on sending representative from City & EDC to attend a Film Friendly Forum Workshop in order to become a Film Friendly Certified Community. img20220303 20084705.pdf img20220303 20174917 0001.jpg img20220303 20174917 0002.jpg img20220303 20174917 0003.jpg img20220303 20174917 0004.jpg FFTX Forum 2022 Agenda.pdf	29 - 35
Comn	nittee	Reports:	
8	3.1.	Consider a report from the Website Committee.	
8	3.2.	Consider a report from the Business Retention & Expansion Committe.	
8	3.3.	Consider a report from the Business Attraction & Recruitment Committee.	
Direct	tor's R	eport:	
9	9.1.	Consider a report from EDC Director, Suzanne Bellsnyder.	36

Report - Fritch EDC March 2022.pdf

7.

8.

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10	Daard	Mambar	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
10.	Doard	member	Announ	cements:

City Secretary

	10.1.	Smoke Rings article Smoke Rings Craft BBQ Article.docx	37 - 39
11.	Future Age	nda Items:	
12.	Adjournme	nt:	
Work Perso servious the s need	shop for the ons who pla ces are requ scheduled m s.	TRAINING WORKSHOP nment of the Regular EDC Meeting, The EDC Board will conduct Board at the Fritch Annex Building FRITCH, TEXAS. In to attend this public meeting and who may require auxil ested contact City Secretary at (806) 857-3143 within 48 busine meeting date. Reasonable accommodations will be made to	iary aid or
The E	OG may vote	and/or act upon each of the items listed on this agenda	
of Cit	y Hall on the	nat I, City Secretary, posted this agenda on the free day of 2022 at Posted in accomment Code, Chapter 551.	
	Ву:	Ву:	

Witness

Treasurer Report

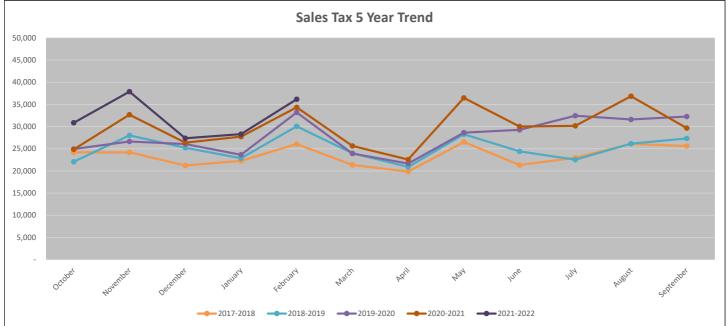
03/07/2022 - EDC Meeting

- Sales Tax Report For February 2022 the EDC's portion of sales tax was \$4,667.36.
- Accounts Payable Payables are current as of 02/28/2022. Payment Journal Report has been included for the month of February 2022.
- Bank Statement The bank statement has been reconciled for month end 01/31/2022. The bank balance as of 03/01/2022 is \$29,220.08.
- **TexPool Account** TexPool interest for January was \$5.63. The balance as of 01/31/2022 was \$177,536.66.
- Budget Variance Report The current Budget Variance Report as of 03/01/2022 has been provided.
- Loan Agreements
 - Cooks Feed Shack has not made a payment since 12/28/2022. I did apply the \$2000.00 Credit for FYE awarded in February.
 - I also applied Smoke Rings BBQ's \$2000.00 Credit for FYE awarded in February to their January, February, March, and April payments. This was conditional on the remainder of paperwork due in the review. Their next payment due is 05/26/2022.

Month	2017-2018	2018-2019	17 vs 18	2019-2020	18 vs 19	2020-2021	19 vs 20	2021-2022	20 vs 21	Mthly
October	24,206.23	22,072.04	-8.82%	24,947.21	13.03%	24,861.42	-0.34%	30,855.98	24.11%	4.079
November	24,194.90	28,018.72	15.80%	26,637.71	-4.93%	32,681.94	22.69%	37,866.22	15.86%	22.729
December	21,237.72	25,223.01	18.77%	26,059.72	3.32%	26,384.09	1.24%	27,361.32	3.70%	-27.749
January	22,266.72	22,856.19	2.65%	23,624.65	3.36%	27,744.17	17.44%	28,308.18	2.03%	3.469
February	26,035.44	30,057.22	15.45%	33,185.12	10.41%	34,344.25	3.49%	36,150.06	5.26%	27.709
March	21,346.92	23,998.16	12.42%	23,915.01	-0.35%	25,632.47	7.18%			
April	19,844.55	20,906.96	5.35%	21,658.22	3.59%	22,569.88	4.21%			
May	26,524.36	28,263.44	6.56%	28,620.16	1.26%	36,456.64	27.38%			
June	21,323.47	24,413.04	14.49%	29,263.44	19.87%	30,000.21	2.52%			
July	22,961.10	22,544.50	-1.81%	32,456.83	43.97%	30,155.28	-7.09%			
August	26,090.37	26,155.07	0.25%	31,604.45	20.83%	36,839.56	16.56%			
September	25,614.94	27,322.94	6.67%	32,268.57	18.10%	29,648.30	-8.12%			
Total	281,646.72	301,831.29	7.17%	334,241.09	10.74%	357,318.21	6.90%	160,541.76		
General	241,411.47	258,712.53		286,492.36		306,272.75				
Crime Control	38,564.27	42,880.16		44,812.24		48,922.39				
FEDC	40,235.25	43,118.76		47,748.73		51,045.46				
Total w/CC	320,210.99	344,711.45		379,053.33		406,240.60				

	YTD	
2020-2021	357,318.21	
2019-2020	334,241.09	
Diff	23,077.12	6.90%

2020	-2021 EDC Calcu	ulator
October	30,855.98	4408.00
November	37,866.22	5409.46
December	27,361.32	3908.76
January	28,308.18	4044.03
February	36,150.06	5164.29
March	-	
April	-	
May	-	
June	-	
July	-	
August	-	
September	-	



2020-2021 Crime Control	Deposits
October	7215.05
November	5,156.69
December	3,778.95
January	4419.67
February	4667.36
March	
April	
May	
June	
July	
August	
September	

Fritch EDC at Lake Meredith

Payment Journal

02/01/2022 to 02/28/2022

Account Number	Account Name	Department	Amount Notation
Fritch EDC at Lake Me	eredith		
02/04/2022 Check /	/ Ref #: 001102 Payee:	CSA Software Solutions	
5701	Operating Expenses		100.00 1099 Tax Preparation to 5
		Check Amount	\$100.00
02/10/2022 Check /	/ Ref #: 001103 Payee:	Suzanne Bellsnyder dba Bellsnyder Group	
5700	Pt. Time EDC Director	Fritch EDC	600.00 February 2022 Consulting Services
		Check Amount	\$600.00
		Fritch EDC at Lake Meredith Totals	\$700.00
		Report Totals	\$700.00
		Records included in total = 2	

Suzanne Bellsnyder dba Bellsnyder Group

PO Box 1001 Spearman, TX 79081 US +1 8062700210 sb@highplainsstrategies.com www.highplainsstrategies.com

Invoice



BILL TO

Fritch at Lake Meredith Economic Developm

Economic Development Corp

PO Box 758

Texas

Fritch, TX 79036

SHIP TO

Fritch at Lake Meredith Economic

Developm

Economic Development Corp

PO Box 758

Texas

Fritch, TX 79036

IN	IVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
75		02/07/2022	\$600.00	03/01/2022	Due on receipt	

02/01/2022	Consulting	Monthly Contract	1	600.00	600.00
DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT

BALANCE DUE

\$600.00



Invoice

Bill To:

City of Fritch

P.O. Box 758 Fritch, TX 79036 Invoice Number: 19866

Invoice Date:

01/24/2022

Customer#

Fritch TX

PO Number

Terms

Due Upon Receipt

Quantity	Item#	Description	Unit Price	Amount
1.00	1099TAXPREP10	1099 Tax Preparation to 10	\$125.00	\$125.00
8.00	W-2Blank	W-2 Blank Stock- 4 Up Perf.	\$0.00 each	\$0.00
2.00	1096-L	1096 Laser Summary	\$0.00 each	\$0.00
9.00	1099NEC Red	1099NEC Red Federal Copy	\$0.00 each	\$0.00
8.00	W-2 Env	W-2/1099 Mailing Envelopes	\$0.00 each _	\$0.00
1.00	1099TAXPREP5	1099 Tax Preparation to 5 1099's EDC	\$100.00	\$100.00
3.00	W-2Blank	W-2 Blank Stock- 4 Up Perf.	\$0.00 each	\$0.00
2.00	1096-L	1096 Laser Summary	\$0.00 each	\$0.00
3.00	1099NEC Red	1099NEC Red Federal Copy	\$0.00 each	\$0.00
3.00	W-2 Env	W-2/1099 Mailing Envelopes	\$0.00 each	\$0.00
			Destrol.	52021
hank you for yo	our business		Subtotal	\$225.00

\$8.90 **Shipping** Sales Tax \$0.00 We moved last March! Please verify our Invoice Total \$233.90 address when paying this invoice. **Payments** \$0.00 1800 Club Manor Drive, Suite 3

Maumelle, AR 72113

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\$233.90

Net Due

Statement Date 01/31/2022

Accounts Fritch EDC Checking ANB

Companies Fritch EDC at Lake Meredith

Statement Balance: \$24,755.79

- Outstanding Checks: \$0.00 Cleared Checks: 1 \$600.00

+ Outstanding Deposits: \$0.00 Cleared Deposits: 1 \$4,044.03

Reconciled Balance Per Statement: \$24,755.79

Book Balance: \$24,755.79

Difference \$0.00

Ref #	Date	Name	Amount
Cleared Checks			
001101	01/13/2022	Suzanne Bellsnyder dba Bellsnyder Gro	600.00
		Cleared Checks Totals	600.00
Cleared Deposi	ts		
R00079	01/14/2022	General Fund	4,044.03
		Cleared Deposits Totals	4,044.03



P.O. Box 1 Amarillo, Texas 79105

CITY OF FRITCH FRITCH AT LAKE MEREDITH EDC PO BOX 758 FRITCH TX 79036-0758

Statement Ending 01/31/2022

CITY OF FRITCH

Page 1 of 4

Account Number: XXXXX5857

Managing Your Accounts

0

CUSTOMER SERVICE

806-378-8000



Fraud

800-472-3272



Lost or Stolen Card

800-472-3272

Website

www.ANB.com

Summary of Accounts

Account TypeAccount NumberEnding BalanceCOMMERCIAL CHECKINGXXXXX5857\$24,755.79

COMMERCIAL CHECKING-XXXXX5857

Account Summary

 Date
 Description
 Amount

 01/01/2022
 Beginning Balance
 \$21,311.76

 1 Credit(s) This Period
 \$4,044.03

 1 Debit(s) This Period
 \$600.00

 01/31/2022
 Ending Balance
 \$24,755.79

Account Activity

Post Date	Description	Debits	Credits	Balance
01/01/2022	Beginning Balance			\$21,311.76
01/19/2022	CHECK # 1101	\$600.00		\$20,711.76
01/25/2022	700388747 OLB TRANSFER FROM COMMERCI 10015709 ON 1/25/22 AT 13:45 SalesTaxAlloca		\$4,044.03	\$24,755.79
01/31/2022	Ending Balance			\$24,755.79

Checks Cleared

Check Nbr	Date	Amount
1101	01/19/2022	\$600.00

^{*} Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount
01/19/2022	\$20,711.76	01/25/2022	\$24,755.79







Participant Statement

Statement Period

01/01/2022 - 01/31/2022

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Customer Service

1-866-TEX-POOL

Location ID

000077808

Investor ID

000018334

TexPool Update

CITY OF FRITCH

ATTN CHRISTINA ATHEY PO BOX 758 FRITCH TX 79036-0758

EDC

Your feedback is important in our effort to provide you with the best service possible. Click Contact Us on TexPool.com or TexConnect to send an email or call TexPool Participant Services at 866-839-7665. We look forward to hearing from you!

TexPool Summary						
Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$177,531.03	\$0.00	\$0.00	\$5.63	\$177,536.66	\$177,531.21
Total Dollar Value	\$177,531.03	\$0.00	\$0.00	\$5.63	\$177,536.66	

Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2022)	Share Price (01/31/2022)	Shares Owned (01/31/2022)	Market Value (01/31/2022)
Texas Local Government Investment Pool	449/1170900014	\$177,531.03	\$1.00	177,536.660	\$177,536.66
Total Dollar Value		\$177,531.03			\$177,536.66

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1170900014	\$5.63	\$5.63
Total		\$5.63	\$5.63



City of Fritch General Journal

		Account		300-300-000-00-0
Fund Name	Account	Number	Debits	Credits
01/31/2022 JE # AJE-79				
Fritch EDC at Lake Meredith	Texpool - Texstar Interest	4701		5.63
Fritch EDC at Lake Meredith	TexPool	1105	5.63	
		•	\$5.63	\$5.63

Report Options

Transaction Id: 2147430853 Level of Detail: Detail

Fund: Fritch EDC at Lake Meredith

Display Notation: Yes

Fritch EDC at Lake Meredith Statement of Revenue and Expenditures

			,			
			Current Period		Annual Budget	Oct 2021
		Annual Budget Oct 2021	Oct 2021 Sep 2022	Oct 2021 Sep 2022	Oct 2021 Sep 2022	Sep 2022 Percent of
	Level 1 Number	Sep 2022	Actual	Actual	Variance	Budget
D 0.5 III						<u> </u>
Revenue & Expenditures						
Revenue						
Other Revenue						
Texpool - Texstar Interest	4701	100.00	20.64	20.64	79.36	20.64%
Tax Receipts						
Sales Tax Revenue	4107	48,000.00	22,934.54	22,934.54	25,065.46	47.78%
	Revenue	\$48,100.00	\$22,955.18	\$22,955.18	\$25,144.82	
	Gross Profit	\$48,100.00	\$22,955.18	\$22,955.18	\$0.00	
Expenses						
Administration						
Building Maintenace	5706	8,000.00	0.00	0.00	8,000.00	0.00%
Financial Audit	5704	3,200.00	0.00	0.00	3,200.00	0.00%
Legal Fees/Bonds	5703	2,000.00	885.00	885.00	1,115.00	44.25%
Operating Expenses	5701	3,000.00	1,100.00	1,100.00	1,900.00	36.67%
Pt. Time EDC Director	5700	7,200.00	3,000.00	3,000.00	4,200.00	41.67%
Trainings/Workshop	5705	10,000.00	0.00	0.00	10,000.00	0.00%
Grants & Development						
Beautification	5712	25,000.00	0.00	0.00	25,000.00	0.00%
Leadership & Promotion	5711	5,000.00	0.00	0.00	5,000.00	0.00%
Retention and Expansion	5709	25,000.00	0.00	0.00	25,000.00	0.00%
Startups & Incentive	5710	77,000.00	0.00	0.00	77,000.00	0.00%
Marketing & Advertiseme	ent					
Advertisement & Public No	otice 5708	5,000.00	99.00	99.00	4,901.00	1.98%
Surveys & Assessments	5707	500.00	0.00	0.00	500.00	0.00%
	Expenses	\$170,900.00	\$5,084.00	\$5,084.00	\$165,816.00	
R	evenue Less Expenditures	(\$122,800.00)	\$17,871.18	\$17,871.18	\$0.00	
Ne	et Change in Fund Balance	(\$122,800.00)	\$17,871.18	\$17,871.18	\$0.00	

Cook's Feed Shack

Promissory Note A-1 Debt: \$8,000

INCENTIVES: \$2000 CREDIT PER FTE UP TO 2 FTEs (\$4000 MAXIMUM)

\$2000 Awarded for FTE - 02/07/2022

Total Paid: \$0.00 Total Due: \$4,499.94

Payment Schedule per Contract

60 Equal Installments of \$133.34

Due Date	Payment Date	Payment Amount	Due Date	Payment Date	Payment Amount
01/28/2021			07/28/2023		
02/28/2021	02/22/2021	\$300.00	08/28/2023		
03/28/2021	06/09/2021	\$133.34	09/28/2023		
04/28/2021	06/09/2021	\$133.34	10/28/2023		
05/28/2021	06/09/2021	\$133.34	11/28/2023		
06/28/2021	09/09/2021	\$133.34	12/28/2023		
07/28/2021	09/09/2021	\$133.34	01/28/2024		
08/28/2021	09/09/2021	\$133.34	02/28/2024		
09/28/2021	12/28/2021	\$133.34	03/28/2024		
10/28/2021	12/28/2021	\$133.34	04/28/2024		
11/28/2021	12/28/2021	\$133.34	05/28/2024		
12/28/2021			06/28/2024		
01/28/2022			07/28/2024		
02/28/2022			08/28/2024		
03/28/2022			09/28/2024		
04/28/2022			10/28/2024		
05/28/2022			11/28/2024		
06/28/2022			12/28/2024		
07/28/2022			01/28/2025		
08/28/2022			02/28/2025		
09/28/2022			03/28/2025		
10/28/2022			04/28/2025		
11/28/2022			05/28/2025		
12/28/2022			06/28/2025		
01/28/2023			07/28/2025		
02/28/2023			08/28/2025		
03/28/2023			09/28/2025		
04/28/2023			10/28/2025		
05/28/2023			11/28/2025		
06/28/2023			12/28/2025		
			01/28/2026	FTE Award	\$2,000.00

Smoke Rings Craft BBQ, LLC

Promissory Note A-1 Debt: \$30,000

INCENTIVES: \$2000 CREDIT PER FTE UP TO 2 FTEs (\$4000 MAXIMUM)

\$2000 Awarded for FTE - 02/07/2022

Total Paid: \$2,000.00 Total Due: \$28,000.00

Payment Schedule per Contract

60 Equal Installments of \$500.00

Due Date	Payment Date	Payment Amount	Due Date	Payment Date	Payment Amount
01/26/2022	FTE Award	\$500.00	07/26/2024		
02/26/2022	FTE Award	\$500.00	08/26/2024		
03/26/2022	FTE Award	\$500.00	09/26/2024		
04/26/2022	FTE Award	\$500.00	10/26/2024		
05/26/2022			11/26/2024		
06/26/2022			12/26/2024		
07/26/2022			01/26/2025		
08/26/2022			02/26/2025		
09/26/2022			03/26/2025		
10/26/2022			04/26/2025		
11/26/2022			05/26/2025		
12/26/2022			06/26/2025		
01/26/2023			07/26/2025		
02/26/2023			08/26/2025		
03/26/2023			09/26/2025		
04/26/2023			10/26/2025		
05/26/2023			11/26/2025		
06/26/2023			12/26/2025		
07/26/2023			01/26/2026		
08/26/2023			02/26/2026		
09/26/2023			03/26/2026		
10/26/2023			04/26/2026		
11/26/2023			05/26/2026		
12/26/2023			06/26/2026		
01/26/2024			07/26/2026		
02/26/2024			08/26/2026		
03/26/2024			09/26/2026		
04/26/2024			10/26/2026		
05/26/2024			11/26/2026		
06/26/2024			12/26/2026		
			01/26/2027		

February 7, 2022

Boyd Gist of BATEJ Ventures, LLC Josh Langham & Elliot McKinney of Llano Construction Co., LLC

Dear Sirs,

Thank you for your interest in constructing and developing a Family Dollar Tree Store in the City of Fritch, Texas. We are very excited and pleased that you are considering Fritch as the next site for your business. Please accept this letter of intent as an expression of support and interest by the Fritch at Lake Meredith Economic Development Corporation ("FEDC") for your project ("Proposed Transaction"). The FEDC intends to provide financial support in the amount of \$25,000.00 for this purpose. Laid out below is the terms of our non-binding letter of intent. If all parties agree to the terms below, the Proposed Transaction will later be fully described in a Definitive Agreement between the parties. Again, thank you for your consideration and we are looking forward to a successful business endeavor with you.

- 1. <u>Definitive Agreement</u>. While the parties hereto shall proceed with further negotiation, preparation, and execution of a Definitive Agreement, it is expressly understood that **THIS IS A NON-BINDING LETTER OF INTENT**, AND THAT NO LIABILITY OR OBLIGATION OF **ANY NATURE WHATSOEVER** IS INTENDED TO BE CREATED AMONG THE PARTIES HERETO.
- 2. <u>Approval by EDC Board of Directors and City Council</u>. The parties understand that the EDC Board intends to recommend to the City Council of the City of Fritch, Texas, that this Proposed Transaction be approved. The parties understand that final approval for the Proposed Transaction is subject to the sole discretion of the City Council and shall be presented to the City Council in a properly called meeting in accordance with the Texas Open Meetings Act.
- 3. <u>Termination of This Non-Binding Letter of Intent</u>. Either party may terminate this non-binding letter of intent for any reason if a Definitive Agreement has not been entered into on or before July 31, 2022 or such later dated as agreed to in writing by the parties, without any liability to either party.
- 4. <u>Good Faith</u>. Each party agrees that this is an expression made in good faith of the parties' present interest in the Proposed Transaction. FEDC and Companies shall recommend this non-binding letter of intent for approval and use their best efforts to obtain approval by all necessary parties, if applicable.
- 5. <u>Financial Support by FEDC</u>. Subject to the Companies proceeding with the Proposed Transaction, approval by the City Council, and execution of a mutually acceptable Definitive Agreement, FEDC intends to provide to the Companies a forgivable loan not to exceed

Letter of Intent Page 1

twenty-five thousand dollars (\$25,000.00) to be used for building and developing a Family Dollar Tree Store in the City of Fritch, Texas that will not have to be repaid so long as Company satisfies certain terms and conditions set forth in the Definitive Agreement.

- 6. <u>Expenses</u>: EDC and Companies shall each be responsible for their own expenses associated with the Proposed Transaction, including, but not limited to, legal fees, accounting fees, and broker fees, if any.
- 7. <u>Confidentiality</u>. To the extent allowed by applicable law, it is the understanding of the parties that the confidential material which will be exchanged between the parties shall be restricted to persons who have a "need to know" and any third-party shall be required to sign a reasonable confidentiality agreement.
- 8. <u>Counterparts</u>. This non-binding letter of intent may be executed in any number of counterparts, all of which taken together shall constitute one and the same original.

If the foregoing sets forth your understanding with respect to the Proposed Transaction, please sign in the space provided below and return to the FEDC president by email at edc@fritchcityhall.com. This non-binding letter of intent shall supersede any and all previously negotiated letters of intent or agreements. It shall expire if not executed by all parties on or before July 31, 2022.

Thank you,	
FRITCH AT LAKE MEREDITH ECONOMIC DEVELOPMENT CO	ORPORATION
Kim Lindley, President	
BATEJ VENTURES, LLC	
Boyd Gist	
Llano Construction Co., LLC	
Josh Langham	
Elliot McKinney	

Letter of Intent Page 2

FRITCH AT LAKE MEREDITH ECONOMIC DEVELOPMENT CORPORATION PO BOX 758, FRITCH TEXAS 79036 APPLICATION FOR FUNDING ASSISTANCE

11/30/2021		
Date of Application		
Llano Constr	uction Company, LLC	
Business Name (as i	s appears on tax forms, DBA, assumed	names, personal/business)
Josh Langhar	n, Elliot McKinney	
Business Owner/s (i	ncluding partners, members, principals,	directors)
7639 Hillside	Rd, Suite 300, Amarillo,	TX 79119
Physical Business A		
Mailing Address: (if	different from business address):	
806-392-9912	2 806-	236-3736
Office Phone	Cell Ph	one
admin@llanc	regroup.com LlanoRea	lEstateGroup.com
E-mail	Website	
Form of Business:	Sole Proprietor OPartnership Corpo	oration OLLC O Other
46-1102220	2012	Construction
Tax ID#	Year Business Started (or new)	Type of Business (ex: retail)
Employees		
Number of Full Time	e Employees: 6 Number of Part T	ime Employees:
Number of additiona	l employees expected if economic deve	lopment assistance is granted
Financial Summary	,	

- Attach last 2 years tax returns, if required
- Attach current financial statement or a current bank statement and show the last 12 months of Revenue, Expenses, Profit or Loss.

Give a brief description of your business and your business plan with profit or loss projections. Attach additional pages if needed.

Llano Construction Company, LLC is a Development/General Contracting company that develops/builds stores for Family Dollar Tree and Dollar Tree.

Write a brief description of the assistance you are requesting and how it would be used. Attach additional pages if needed. Attach plans or estimates if any.

We are requesting \$25,000.00 to help with the Development/Construction of a 10,500 square foot Family Dollar Tree Store.

How will this project benefit the citizens of Fritch? Attach additional pages if needed. Attach plans or estimates if any.

This store will bring in property taxes based upon the appraised value of the developed property, additionally these stores typically run a \$1M-\$1.3M sales so the sales tax on this money is substantial for the city.

Are you current on all local sales tax, property tax and utilities? N/A (yes/no)

Have you received grants for your business in the past? If so, from whom/city/town/state? Yes, the EDC in the following towns have provided assistance, Tahoka, Tx. once a CO has been issued by the city, Canadian, Tx. once a CO has been issued by the city.

Sign Name:

Date: 11-30-21

All information provided on this form is accurate and complete to the best of my knowledge and I am authorized to release this information.

DRAFT EMAIL TO SEMA SHOW LEADS

Dear XX,

Thank you for visiting the High Ground of Texas Booth at the SEMA Show in Las Vegas. The High Ground offers a vast abundance of low-cost sites and diverse industries coupled with people who possess a strong work ethic and a spirit of opportunity.

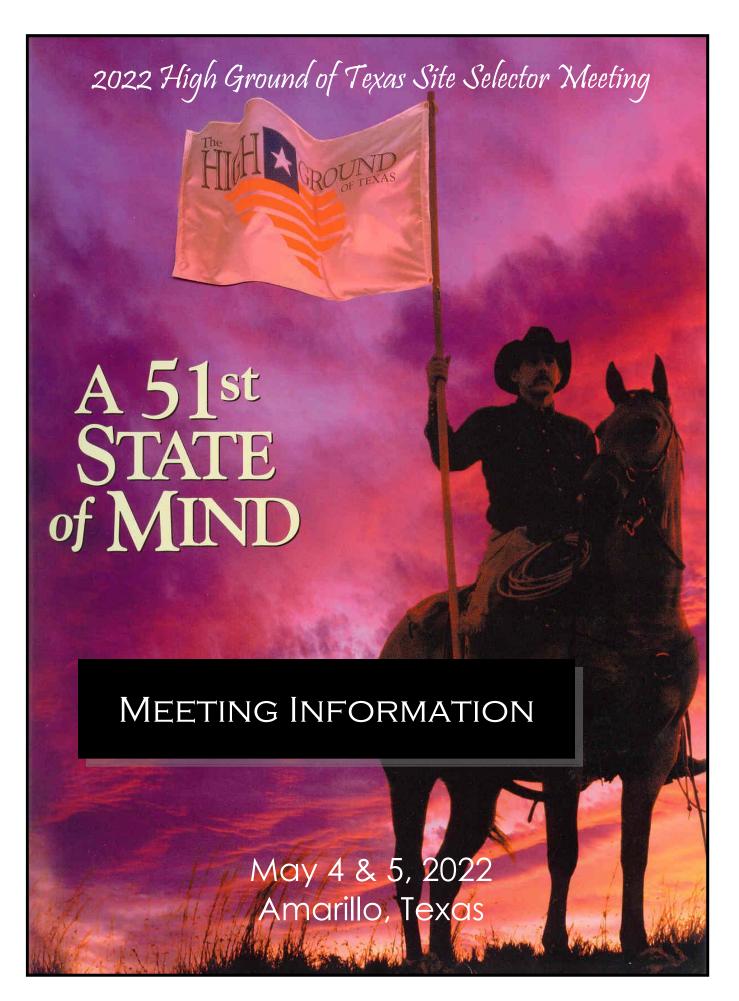
We would like to introduce you to Fritch, TX a community located in The High Ground of Texas and ideally situated for investment. Fritch is a small community of approximately 5,000 residents with many amenities, including clean air and water, excellent schools, a medical facility, and variety of worship centers. We are business friendly community with low taxes, minimal regulation on business, and we have programs to support business growth and expansion. The Rick Husband Amarillo International Airport and a new Amazon Distribution facility are only 40 minutes away. Fritch, Texas is home to the beautiful Lake Meredith and many outdoor recreation adventures. Fritch has a lot to offer you, your employees, and your business.

I have included a short presentation on our community for your consideration and we hope you will take the time to consider the opportunities Fritch, Texas has to offer your company.

If you would like more information about Fritch, Texas, you can contact our Director Suzanne Bellsnyder at 806-270-0210 or by email sb@highplainsstrategies.com.

Sincerely,

Kim Lindley
President
Fritch at Lake Meredith Economic Development Corporation
edc@fritchcityhall.com





THE HIGH GROUND OF TEXAS

2022 Site Selector Meeting

May 4 &5, 2022

Wednesday, May 4, 2022

BARFIELD HOTEL

600 S. Polk Street Amarillo, Texas

1:15 pm – 5:00 pm

Site Selector Panels

5:15 pm – 6:00 pm Sponsor Cocktail Hour

> BAR Z WINERY 19290 FM 1541

Canyon, Texas

6:30 pm - 9:00 pm

Networking Dinner RSVP Required

(Open to everyone and included in registration)

Thursday, May 5, 2022

BARFIELD HOTEL

600 S. Polk Street Amarillo, Texas

8:00 am

Coffee and Networking

8:30 am - 9:15 am

Site Selector Recap Panel

9:15 am - 11:30 am

Site Selector "Speed Dating"

11:30 am

Optional Networking Lunch

RSVP Required

(Open to everyone and included in registration)



THE HIGH GROUND OF TEXAS

2022 Site Selector Meeting Registration Information

May 4 & 5, 2022

ONLINE REGISTRATION AVAILABLE AT:

2022 High Ground Site Selector Meeting *Be sure and RSVP for networking events with add-ons*

2022 HIGH GROUND CONSULTANT MEETING REGISTRATION FEES:

High Ground Members

\$500.00 per person

- Site Selector Panel Sessions
- Networking Dinner
- Site Selector "Speed Dating"
- Networking Lunch
- One Night Stay at Barfield

(rate is the same if room is not needed)

Sponsors

Please call or email for pricing information

and sponsorship benefits

Yes! I would like register for the 2022 High Ground of Texas Site Selector Meeting to be held in Amarillo on May 4 & 5, 2022.

ORGANIZATION	
CONTACT PERSON	
EMAIL	TOTAL AMOUNT DUE \$

MEETING REGISTRATION (please check to RSVP to each):

- o One HG Site Selector Meeting Registration \$500
- o One Room (Wednesday, May 4th)
 - Guest Name:
 - One HG Networking Dinner at Bar Z Winery
- One HG Networking Lunch at The Barfield

Registration fees can also be mailed in advance. If mailing registration fees...

The High Ground of Texas PO Box 373

Sudan, Texas 79371

Please submit Registrations by Monday, April 11, 2022.

All cancellations must be received 48 hours prior to the event or the organization will be billed in full for the appropriate registration fees. Registrations can be transferred to another person with no penalty.

Questions? Call 806.549.4323 or kasey.coker@highground.org





Red River Conference & Deal Making

Kay Bailey Hutchison Convention Center February 1-3

Decision makers from a broad range of retail establishments come to the Red River States Deal Making Conference. Companies include hoteliers, retail and restaurateurs. This is a great opportunity to invite them to look at your community.

Conference Expo

We are inviting interested High Ground members to register to be on the High Ground Marketing Team and to work the show floor during the Conference Hours listed below. The show is just 1 and half days so it will be an easy show to man the booth and work the floor.

2022 ICSC Expo Exhibit Hours

Tuesday, February 1, Reception 5:00 p.m. - 6:30 p.m. Wednesday, February 2, 9:00 a.m. - 5:00 p.m. Thursday, February 3, 9:00 a.m. - 12:00 p.m.

Team Member Participation & Registration Costs:

High Ground Team member participation fees for this event are \$350 per person. The Trade Show Participation Fee includes the booth cost, team dinner on Wednesday evening and allows the HG to provide marketing material for the region at the show. Each member is responsible for the cost of your own travel, hotel and registration cost (there is a membership fee / \$125 and registration fee/ \$450 for ICSC). You can join and register at www.icsc.com. Please call if you have questions about registration.

Team Attire

All team members can wear High Ground attire or Community Logo shirts with black pants while working in the booth. This is the only show where you can promote your community in the booth.

Hotel/Travel:

The High Ground will not be blocking rooms for this particular event, as there are many options. You may make your hotel reservations through the Conference website or you may contact the hotels directly.

FYI

Additional information about the 2022 ICSC Red River Deal Making Conference is available at: 2022 Red River ICSC Deal Making For more information about the High Ground plans, call me at (806) 549-4323 or email me at kasey.coker@highground.org

DEADLINE TO RESPOND IS MONDAY, JANUARY 20th.



RED RIVER DEAL MAKING CONFERENCE FORT WORTH CONVENTION CENTER FORT WORTH, TEXAS



HIGH GROUND TEAM MEMBER COMMITMENT FORM

2022 ICSC Texas Deal Making ~ February 1-3, 2022

YES! I would like to be on the High Ground Team that participates in the 2022 ICSC Deal Making Conference. Please provide a separate Commitment Form for each person. Thanks!

Name :	
Organization:	
Title:	
Address:	
Email:	Cell Phone:
Please provide the following info I understand there is a \$350 particip for the conference (please i	pation fee associated with this show plus registration fee
I would like to participate in the Tea (RSVP required) Yes No	am Dinner
I will be arriving on	and departing on
My flights are	and
I will be staying at	

Please email commitment form to <u>kasey.coker@highground.org</u> no later than Thursday, January 20th.

MEMO

Date: January 7, 2022
To: Fritch EDC Board
From: Suzanne Bellsnyder

Re: Request to attend ISCC Texas Deal Making – Feb 1-3, 2022

I would like to attend the International Conference of Shopping Centers Texas Deal Making Conference on behalf of Fritch. The Conference includes decision makers from a broad range of retail establishments including company representatives from hotels, retail merchants and restaurants. The High Ground will have a marketing team at this conference and will work the show and have a booth.

Costs: \$350 High Ground Fees

(*pay for the booth space, a team dinner with key propects, and allows us to have marketing piece on our community at the

booth)

\$125 Conference Fee

\$450 ISCS Registration Fee

\$485 Mileage (830 miles RT @ 58.8 state rate) *will fly if cheaper

\$300 Hotel (Two nights estimate)

\$1,710 Total Cost

Kim, Good afternoon!

My brother and sister-in-law, G.H. and Ruby Lunday, are going through difficult times physically. Although they do have a small support group, most of the responsibilities rest on me and Derrol. Both of their children live in the Dallas area. G.H. and Ruby call on us often for help and I never know, of course, when that will be. I am taking her to her cardiac doctor tomorrow. This, along with other responsibilities, is taking significant time and effort.

Although I regret this, I must resign from the FEDC. I so enjoyed working with you all, seeing the differences being made downtown, offering hope to people. You are all skillful, talented people, and I appreciate you all.

Maybe someday, when life settles down, I can serve again, if there is an opening.

Have a blessed week and a great meeting tomorrow! Debra

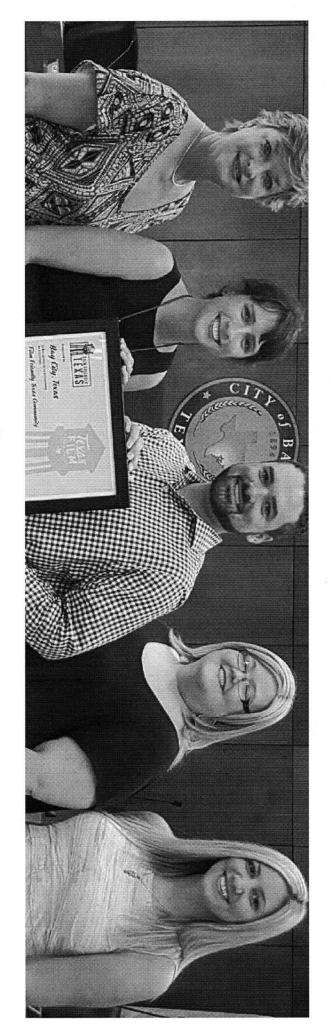
Texas Film Commission

Production Workforce Programs Incentives Directory Film Trails

Resources

Home ▶ Programs ▶ Film Friendly Texas ▶ Becoming a Film Friendly Certified Community

Becoming a Film Friendly Certified Community



Certification Steps:

- Attend a "How to Become a Film Friendly Texas Certified View upcoming workshops Community" workshop, hosted by the Texas Film Commission.
- Pass administratively enforceable filming guidelines that promote media production in a way that is both mutually beneficial for residents and industry professionals alike

In This Section

Programs

Film Friendly Texas

About Film Friendly Texas

Film Friendly Texas Highlights

Film Friendly Texas Workshops Registration Becoming a Film Friendly Certified Community

View a sample document.

3. Submit photos of a minimum of five (5) filming locations in your community for inclusion in the Texas Film Commission location database. Learn more about about how to submit your community's photos.

Film Friendly Texas Sample Guidelines

Certified Communities

Media Production Development Zone

Texas Moving Image Archive

Texas Film Trails

Texas Film Commission

(512) 463-9200 Austin, Texas 78711 P.O. Box 12428

Site Policies

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Español

Texas Film Commission

Home Production Workforce Programs Incentives Directory Trails

Home ▶ Programs ▶ Film Friendly Texas ▶ Film Friendly Texas Workshops Registration

Film Friendly Texas Workshops



FUTURE WORKSHOPS

The next "How to Become a Film Friendly Texas Certified Community" workshop will take place during the in-person Film Friendly Texas Forum on May 19-20, 2022 at the iconic Southfork Ranch in Parker, Texas.

The Film Friendly Texas Forum will offer:

- Expanded workshop and industry panel programming that includes new professional development opportunities for Film Friendly Texas community partners
- Networking events and mentorship opportunities
- Community day with live music, games, food, and fun!

In This Section Programs

Film Friendly Texas

About Film Friendly Texas

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Film Friendly Texas Workshops Registration

Film Friendly Texas Sample Guidelines

Certified Communities

Media Production Development Zone Program

Texas Moving Image Archive

Texas Film Trails

View the Agenda & Register

"HOW TO BECOME A FILM FRIENDLY TEXAS CERTIFIED COMMUNITY" WORKSHOP OVERVIEW*

Attendance of a "How to Become a Film Friendly Texas Certified Community" workshop by a community representative, who will then go on to serve as the community's designated Film Friendly Texas liaison for receiving and facilitating media production inquiries, is one of the three required steps for Film Friendly Texas certification.

The Texas Film Commission advises communities to send members of their city or county government, Convention and Visitors Bureau, Chamber of Commerce, Economic Development Corporation or a similar local government entity to attend the training workshop. While all are welcome to attend a workshop, a community's designated Film Friendly Texas liaison must be employed by a division of the city or county's local government.

The following topics are addressed in the workshop:

- An overview of the media production industries of Texas
- How media production generates economic development & job creation for Texas communities
- How locations are selected from by productions
- What to expect when working with different types of productions
- How to create effective filming guidelines for your community
- · Use of public property for media production purposes
- Location agreements, production insurance, safety on set and neighbor notifications

Join us for the in-person Film Friendly Texas Forum in May 2022! About this event

IN-PERSON FORUM SCHEDULE (MAY 19-20, 2022):

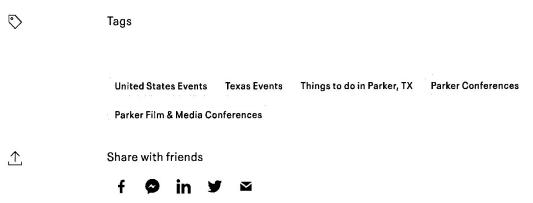
- Expanded programming that includes new professional development opportunities for Film Friendly Texas community partners
- · Networking and mentorship opportunities
- · Community day with live music, games, food, and fun!

Click here to view the in-person Forum agenda for May 2022.

The registration fee for the Film Friendly Texas Forum is \$125 (per person, plus Eventbrite fees).

A group room block and discounted rate of \$82 (per room, per night, plus tax) at the Fairfield Inn & Suites Dallas Plano North is available to all registered Film Friendly Texas Forum attendees. The group room block is only available through April 18, 2022. Click here to book your group rate for the May 2022 in-person Forum.

Thank you for your interest in the Film Friendly Texas Forum! Please contact Kim LeBlanc with the Texas Film Commission at (512) 463-9200 (or at: kim.leblanc@gov.texas.gov) with any additional questions.



Date and time

Thu, May 19, 2022, 9:00 AM -Fri, May 20, 2022, 6:00 PM CDT

Location

Southfork Ranch 3700 Hogge Drive Parker, TX 75002



FILM FRIENDLY TEXAS FORUM 2022

at the iconic Southfork Ranch

SCHEDULE*

Thursday, May 19

9:00 – 9:30a	Registration / Exhibitor Setup / Coffee & Breakfast
9:30 – 10:00a	Welcome Remarks
10:00 - 10:30a	Opening Keynote
10:30 – 11:00a	Break / Meet the Exhibitors
11:00a – 12:30p	How to Become a Film Friendly Texas Certified Community
	Making the Most of Your Community's Film Friendly Texas Certification
12:30 – 1:30p	Break / Lunch / Meet the Exhibitors
1:30 – 2:30p	Film Tourism in Texas
	How to Become a Digital Media Friendly Community
2:30 – 3:00p	Break / Meet the Regional Film Commissioners
3:00 – 4:00p	Producing in the Lone Star State
	Emerging Technology & Digital Media Production
4:00 – 5:00p	Film Friendly Texas Community Partner Roundtable Mentor Sessions
5:00 – 6:00p	Networking Reception

^{*}All times and programming are subject to change. Register on Eventbrite.



FILM FRIENDLY TEXAS FORUM 2022

at the iconic Southfork Ranch

SCHEDULE*

<u>Fr</u>	id	ay,	May	<u>/ 20</u>

111aay, 11ay 20	
9:00 – 9:30a	Breakfast & Coffee / Talk with Texas Archive of the Moving Image (TAMI)
9:30 – 10:30a	Taking & Submitting Location Photos: A Hands-On Workshop
	Tourism Friendly & Music Friendly Joint Program Presentation
10:30 – 11:00a	Break
11:00a – 12:00p	Tools for Building Industry Infrastructure
	How to Start & Grow a Film Festival
12:00 – 1:00p	Innovation & Ingenuity in Your Film Friendly Texas
1:00 – 2:00p	Film Friendly Texas Honors
12:00 – 6:00p	Community Day Lunch & Networking Tours of Southfork Ranch Live Music (to end at 5:30p) & more!

^{*}All times and programming are subject to change. Register on Eventbrite.

FRITCH EDC MEETING MONDAY March 8, 2022 BELLSNYDER REPORT

February 2022 Activities:

- Boyd Gist with Family Dollar /Dollar Tree will attend the March Meeting to ask for \$25,000 assistance for the Fritch project and will give us more details on the project.
- Sent Email to the SEMA list. I didn't get it sent out until mid/late Feb, so I'll provide a results report at next month's meeting.
- Worked on Business Recruitment Presentation for the Board for the March meeting.
- ISCS in Dallas will be March 30 April 1 and the registration date is March 7, 2022. The costs to attend per the memo are approximately \$1,710 which includes registration, hotel, and travel.
- The High Ground Spring Meeting will be held May 4th and 5th and will be a Site Consultants Event. At this event members can learn from practicing site consultants on several topics. The cost to participate is \$500.00 an agenda is attached.





Smoke Rings Craft BBQ, LLC

Jason Troutman, the owner of Smoke Rings Craft BBQ, LLC, has been featured in Texas Monthly three times for his award-winning food. His passion for barbecue and the chemistry involved paired with his dedication to go above and beyond make Smoke Rings Craft BBQ, LLC a hidden gem and definitely worth the short drive. The restaurant features a robust menu with daily specials that Jason sometimes comes up with on a whim.

America's SBDC at WTAMU consultant Ana Ramirez helped him develop a business plan and was just a phone call away when he needed assistance.

Read more about Smoke Rings Craft BBQ in our Q&A with Jason!

WEST TEXAS A&M SBDC SUCCESS STORY

The unassuming building at 809 W Broadway in Fritch, Texas is rich in history. It has been a café since the 40s and was one of the first businesses in town. Inside is a mural on the wall painted by the former owner's mother, and it is still as vibrant as when it was first done. The building was bought and restored by its new owner, Jason Troutman, who has been featured in Texas Monthly three times for his award-winning food. Jason's passion for barbecue and the chemistry involved paired with his dedication to go above and beyond make Smoke Rings Craft BBQ, LLC a hidden gem and definitely worth the short drive. He has gotten tremendous support from the community, and they are all glad the café is open again.

America's SBDC at WTAMU consultant Ana Ramirez helped him develop a business plan and was just a phone call away when he needed assistance. We asked Jason if he had any advice for others who are thinking about opening a small business. "Be mindful of the commitment that it takes to operate and own a small business. You will do things that people don't see, that your employees don't see, when you're there at 2 or 3 in the morning because something didn't get done. It's a lot of hard work, and you will get out of it what you put into it." The biggest challenge he has faced so far is keeping up with demand, especially the demand for smoked queso, along with his expectations of keeping customers happy. The restaurant features a robust menu with daily specials that Jason sometimes comes up with on a whim.

We also asked Jason a few fun questions.

- A paramedic. I was a full-time paramedic for 17 years on an ambulance, helicopter, and offshore. I was a safety manager as well. When I had time off work, I would enter BBQ competitions.
- My favorite food to eat? What is your favorite food to prepare? My favorite food to eat is seafood crawfish, lobster, and fish. My favorite food to prepare is brisket because of the challenge and people mess it up the most.

$\,{\,{}_{\boxtimes}\,}\,$ How do you come up with your recipes?

Through experience and trial and error. I've named dishes after my wife and our 5 kids. Liam loves fried pickles so that appetizer is named after him. Monica's Tachos are named after my wife.