

NOTICE OF MEETING OF THE MCLENNAN COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that the McLennan County Commissioners Court will conduct a special meeting on Friday, February 12, 2021 at 9:00 o'clock a.m. and act on the items on the following agenda

No physical meeting open to the public will be held. A temporary suspension of portions of the open meetings act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott pursuant to Executive Order No. GA-08. These actions are being taken to mitigate the spread of Covid-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

The opportunity to view and hear the meeting as well as the process if one wishes to address the Commissioners Court is available at: <https://tx-mclennancounty.civicplus.com/1121/Commissioners-Court-Online-Meeting-Infor>

AGENDA

A. Proof of Posting of Notice

B. Moment of Silence / Invocation and Pledge

C. Public Comments

D. Consideration of and/or Action on the Following Items:

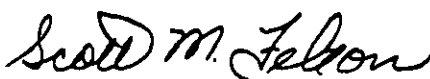
- 1. Presentation regarding Economic Development Projects

E. Executive/Closed Session

- 1. **Section 551.071 of the Government Code (V.C.T.A.):** An executive/closed session will be held so that the Commissioners Court can seek and receive legal advice from its attorneys regarding pending or threatened litigation, settlement offers, claims, or other matters for which the attorneys' duties to their client under the Texas State Bar Disciplinary Rules of Professional Conduct Conflicts with the Open Meetings Act (Ch.551, Gov. Code) if necessary for a subject contained on this agenda, and advice dealing with pending litigation, administrative claims or notices, and legal effects, liabilities, and legal options including but not limited to claims arising from Opioid Litigation, Civil Rights Cases, Tort Claims, or Other Pending or Threatening Litigation
- 2. **Section 551.072 of the Government Code (V.C.T.A.):** Regarding Real Property, including, but not limited to: (1) Right-Of-Way Acquisitions re: Expansion / Repair Project/s; and/or (2) Real Estate Purchase / Sale / Transfer / Trade / Offers to Purchase, Acquisition / Value / Donations of Real Property / Leases relative to Real Property, including, but not limited to, Potential Properties for Use by County / Public Facilities & Valuation of Current Property for Trade or Sale
- 3. **Section 551.074 of the Government Code (V.C.T.A.):** Regarding Personnel Matters including but not limited to: Personnel Review / Evaluation of Commissioners Court Appointed Department Heads; Employment, Appointment, Termination, Hearing Grievances Against Employees or Public Officials; Incentive Pay; Deliberations regarding Assigning Interim Director for Health Services Department; Personnel Matters Identified in any Open Session Item if Necessary, and related matters
- 4. **Section 551.076 of the Government Code (V.C.T.A.):** Deliberations regarding Security Devices or Security Audits
- 5. **Section 551.087 of the Government Code (V.C.T.A.):** Regarding Economic Development Negotiations including, but not limited to (1) Discussion of Commercial / Financial Information Received from a Business Prospect/s; (2) Pending Negotiations / Potential Prospects and Projects; and/or (3) Discussion re: Offers of Financial or Other Incentives to Business Prospect/s

F. Adjourn

Signed this 9<sup>th</sup> day of February, 2021



SCOTT M. FELTON, County Judge

STATE OF TEXAS \*  
COUNTY OF MCLENNAN \*

I, J.A. "ANDY" HARWELL, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Waco, McLennan County, Texas, where notices are customarily posted this 9<sup>th</sup> day of February, 2021.

Witness my hand and seal of office at Waco, McLennan County, Texas the 9<sup>th</sup> day of February, 2021 at 8:30 a.m.

(SEAL) J. A. "ANDY" HARWELL, County Clerk  
McLennan County, Texas

BY:  (Deputy)

Notice: Persons with disabilities in need of auxiliary aide or services may contact the County Judge's Office, (254) 757-5049, prior to the meeting date

**AGENDA: FEBRUARY 12, 2021**

**B. Moment of Silence / Invocation and Pledge**

**10:01**

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**County Judge Felton stated that at this time we will have a moment of silence. County Judge Felton then stated that we will now have the Pledge of Allegiance.**

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**AGENDA: FEBRUARY 12, 2021**

**C. Public Comments**

**10:01**

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**County Judge Felton opened the floor to anyone present who wished to address the Court on County business matters. Not hearing anyone speak, County Judge Felton closed the hearing.**

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**AGENDA: FEBRUARY 12, 2021**

**D. Consideration of and/or Action on the Following Items:**

1. Presentation regarding Economic Development Projects

**Approved**

**10:02**

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**ORDER REGARDING:**

**PRESENTATION RE: ECONOMIC DEVELOPMENT PROJECTS**

On this the 12 day of February, 2021, came on for consideration the matter of Presentation regarding Economic Development Projects. Senior Vice President of Economic Development at Greater Waco Chamber of Commerce, Ms. Kris Collins, presented to the Court regarding Economic Development Projects.

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**ORDER RECESSING TO EXECUTIVE SESSION**

On this the 12 day of February, 2021, at 10:42 o'clock a. m. the County Judge announced that at this time we will go into Executive Session in accordance with Sections 551.087 of the Local Government Code (V.C.T.A.)

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**ORDER RECONVENING SPECIAL SESSION**

On this the 12 day of February, 2021, at 11:30 o'clock a.m. the Court reconvened in Special Session with Judge Felton presiding and Commissioners James Smith, Patricia Miller, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

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The Court went back to Item D. 1. Presentation re: Economic Development Projects.

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**ORDER REGARDING:**

**PRESENTATION RE: ECONOMIC DEVELOPMENT PROJECTS**

On this the 12 day of February, 2021, came on for consideration the matter of Presentation regarding Economic Development Projects. After discussion, Commissioner Miller made a motion to approve and it was seconded by Commissioner Perry. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Smith, Commissioner Miller, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Presentation be, and the same is hereby, accepted by unanimous vote.

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# Waco, Texas: Flowing with Opportunities

From our central location, to our robust talent, diverse industry base, and more, businesses are choosing Waco for growth.

ACCEPTED BY COMMISSIONERS COURT  
THIS 12 DAY OF FEB 20 21

*Laura M. Adkins*  
COUNTY JUDGE

FOR RECORD

# Our Team is Working for You!



**Kris Collins**  
Sr. VP, Economic Development  
kcollins@wvatech.com  
254-757-5635  
cell 254-723-3810



**Seth Morris**  
VP, Economic Development  
smorris@wvatech.com  
254-757-5627  
cell 254-366-5598



**Rachel Martinez**  
Director, Leadership Development  
rmartinez@wvatech.com  
254-757-5633  
Cell 936-520-4931



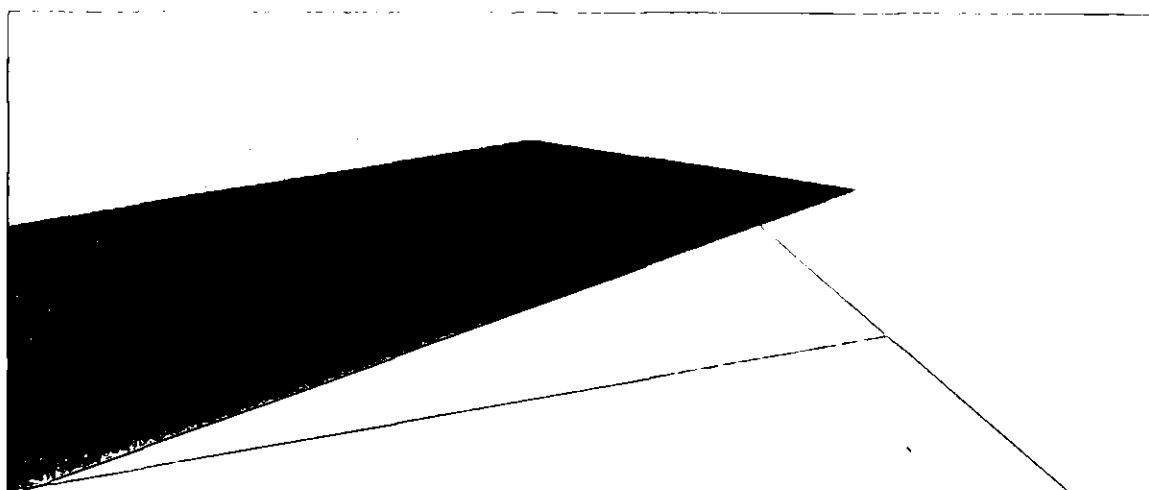
**Lexy Reil**  
Research and Project Manager  
lreil@wvatech.com  
254-757-5626



**Jennifer Branch**  
Director of Workforce, Talent  
& Education  
jbranch@wvatech.com  
254-757-5625  
cell 254-716-6998



**Debbie McCutchen**  
ED Coordinator  
dmccutchen@wvatech.com  
254-757-5636



**WE WEAR  
MANY HATS.**



**WACO**

Foreign Trade Zone #246



McLennan County  
Spaceport Development Corporation

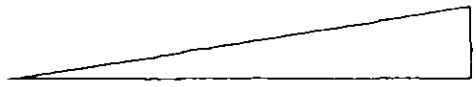
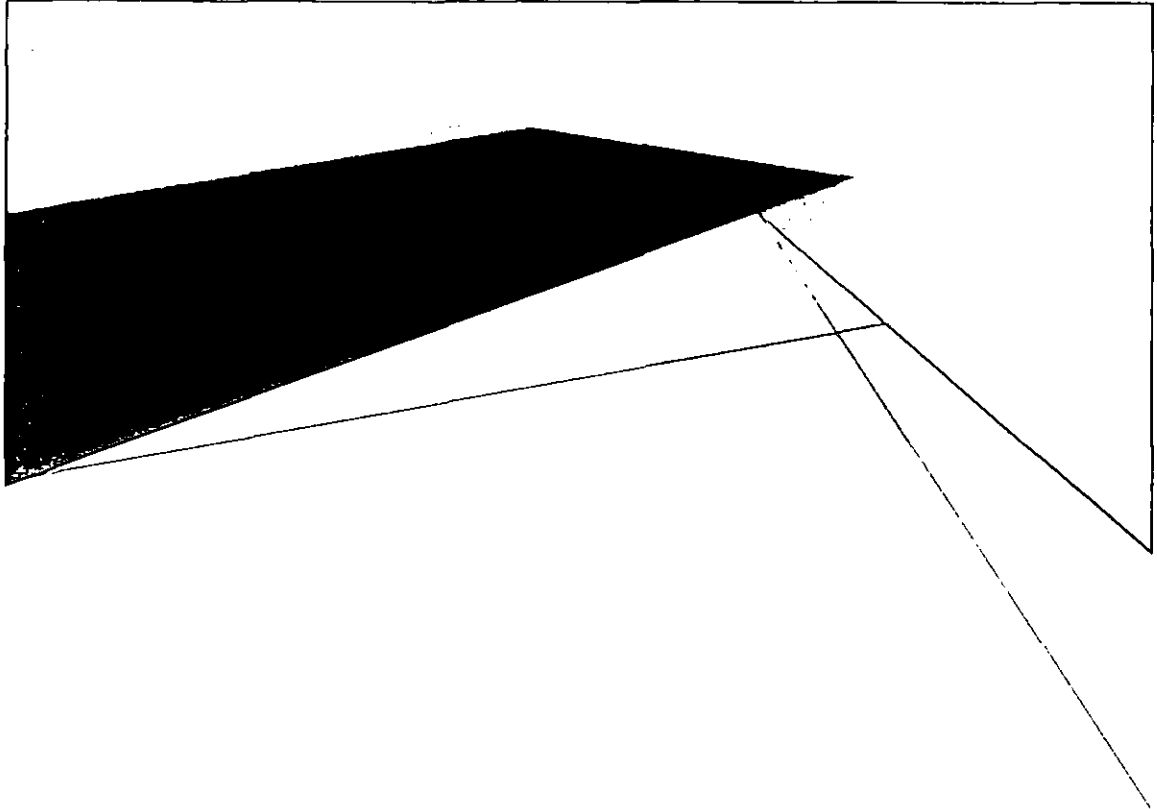


**WACO  
INDUSTRIAL  
FOUNDATION**

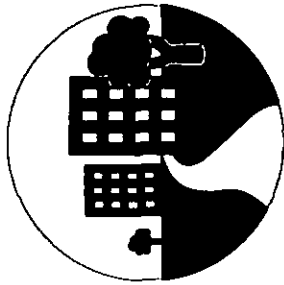
WACO-MCLENNAN COUNTY  
Economic Development Corporation



**Build, Compete, Thrive**



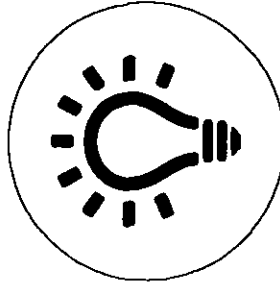
# Our Work, Our Focus:



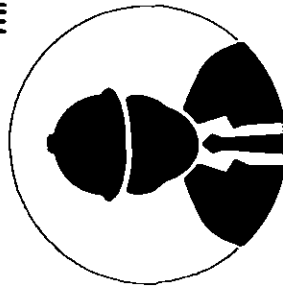
THRIVING ECONOMIC  
CORRIDORS



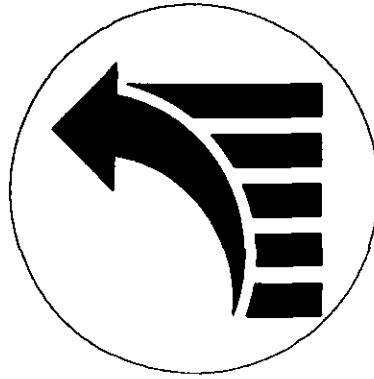
PUBLIC POLICY



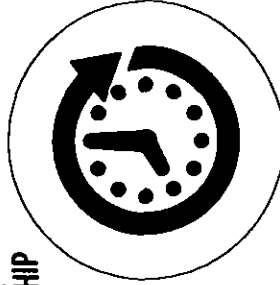
INNOVATION &  
ENTREPRENEURSHIP



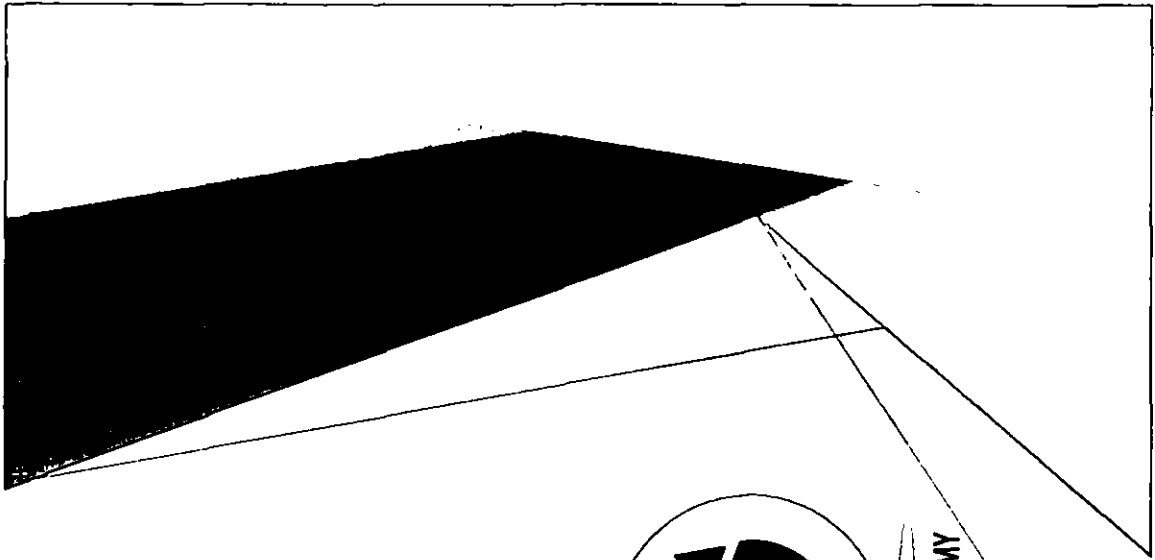
TALENT, WORKFORCE  
& EDUCATION



ECONOMIC DEVELOPMENT



FUTURE ECONOMY



**Economic Development:**  
Prosperity for all.

**Economic Corridors:**  
Support challenged areas and  
attract investments that will  
spur job creation in key  
locations within Waco.

**Talent, Workforce & Education:**  
Increase the overall per capita  
income of Greater Waco.

**Public Policy:**  
Advocate for business.

**Innovation &  
Entrepreneurship:**  
Build and attract next  
generation, high impact  
businesses in Greater Waco.

**The Future Economy:**  
Always have an eye on the  
future

Masterfoods USA (a Mars Inc. Company)

FreeFlight Systems

Home Company

W.A.C.O.

Pilgrims Pride

Conoco North America

HFB

Almas Energy

Caterpillar

take it from us. Partner...

the WACO INDUSTRIAL DISTRICT

has everything you need to GO PLACES!

N. MEX. TEXAS

**WACOG**

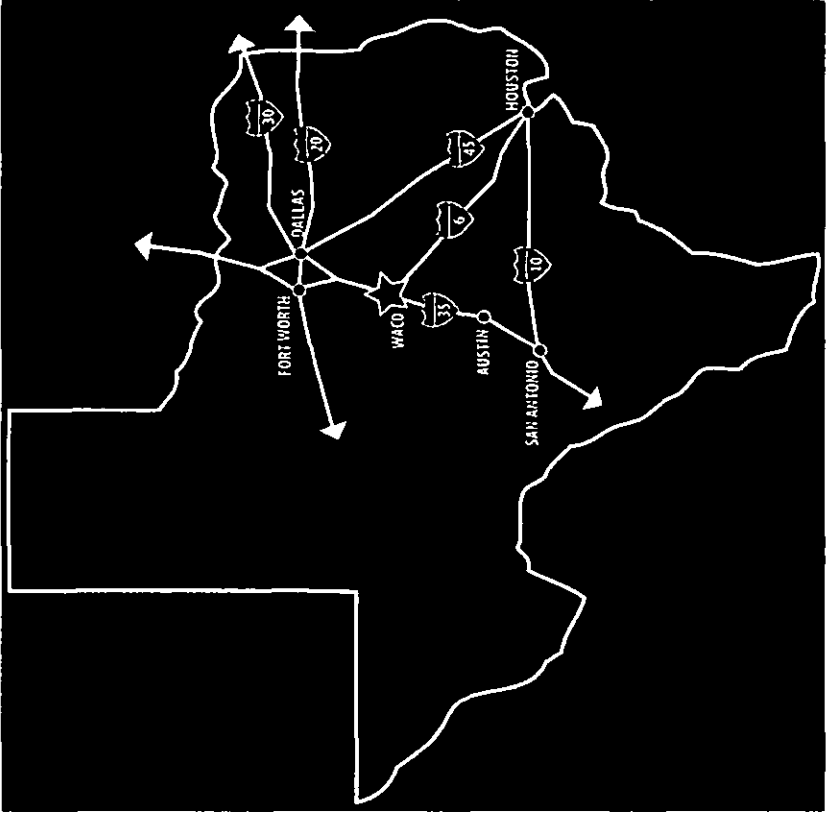
FLOWING WITH OPPORTUNITIES IN TEXAS

**WACO BUSINESS MEN'S CLUB**

WACO, TEXAS

The City of Unequaled Industrial and Commercial Opportunities. Est. 1909





## ONE OF TEXAS' BEST-KEPT SECRETS

Only 90 miles from Dallas and 90 miles from Austin, Waco has always been a central hub for economic activity in the state of Texas, across the United States, and even within North America.

"there is reason to believe that Waco will continue to emerge as the next great Texas city."

- RAY PERRYMAN



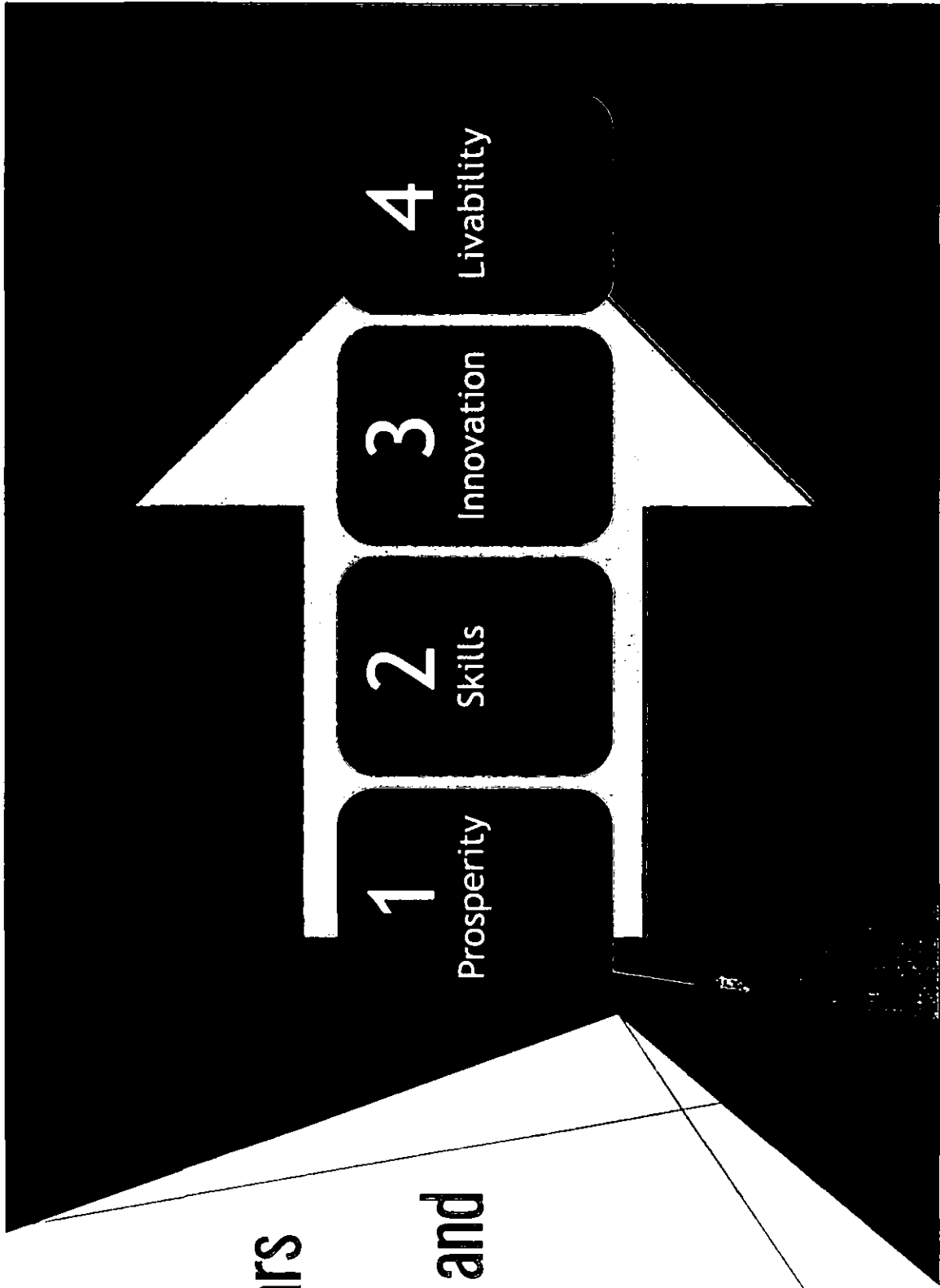
# The Four Pillars to Economic Development and Community Growth

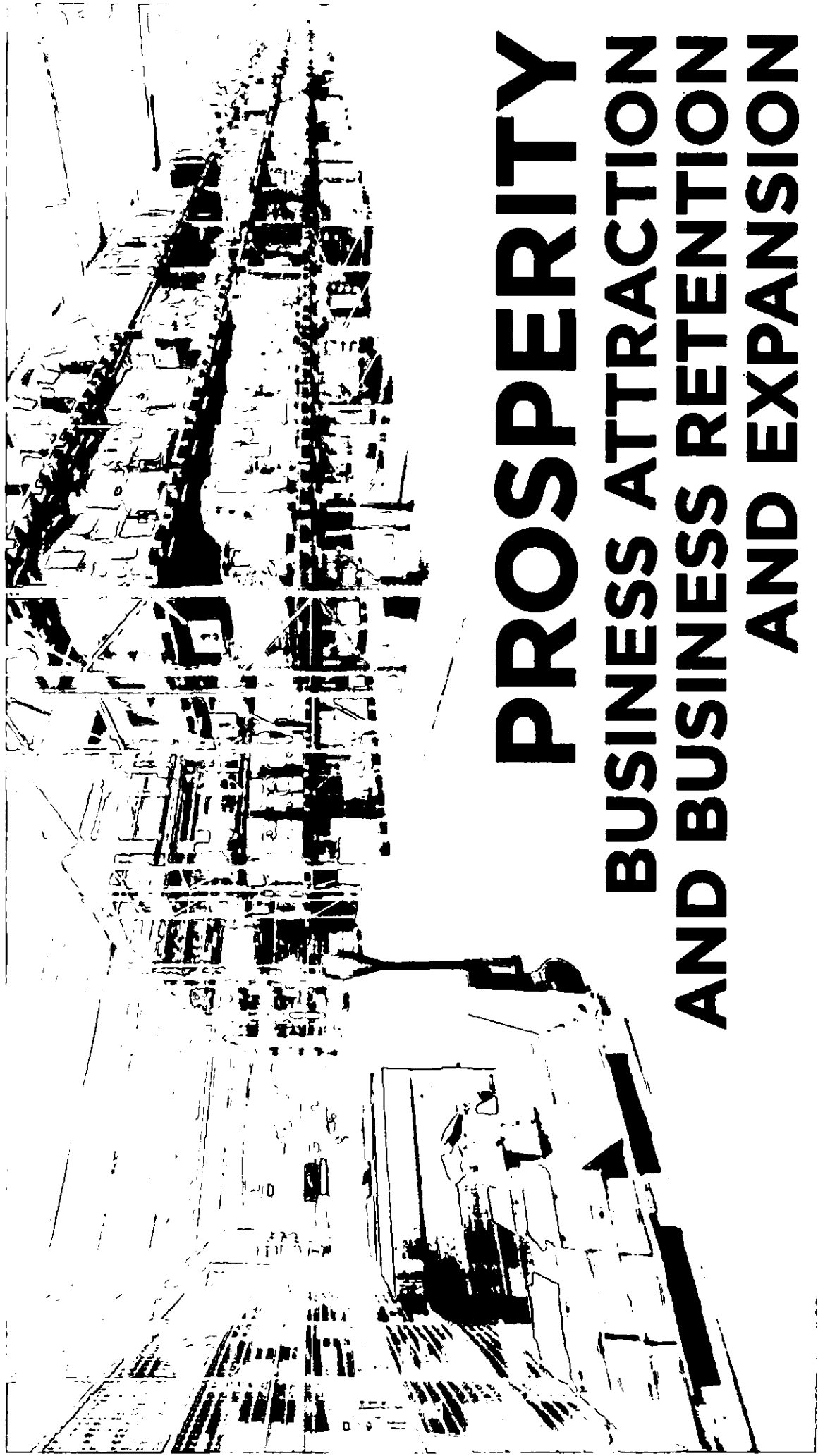
1  
Prosperity

2  
Skills

3  
Innovation

4  
Livability





**PROSPERITY  
BUSINESS ATTRACTION  
AND BUSINESS RETENTION  
AND EXPANSION**

# Focused Business Growth



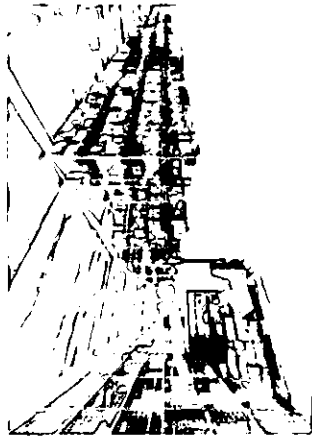
Professional Services



Aerospace & Defense



Healthcare Technology



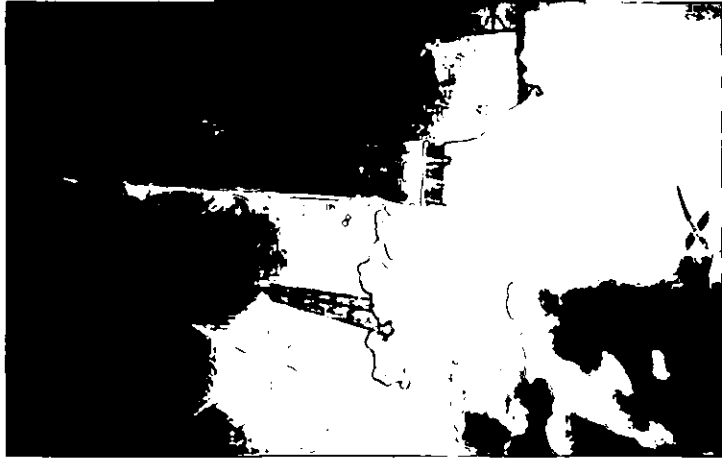
Supply Chain & Logistics



Advanced Manufacturing



Innovation

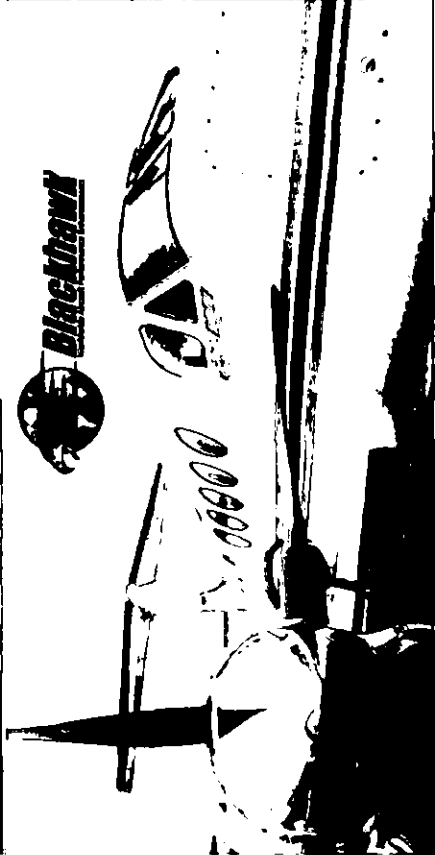


Great Companies...



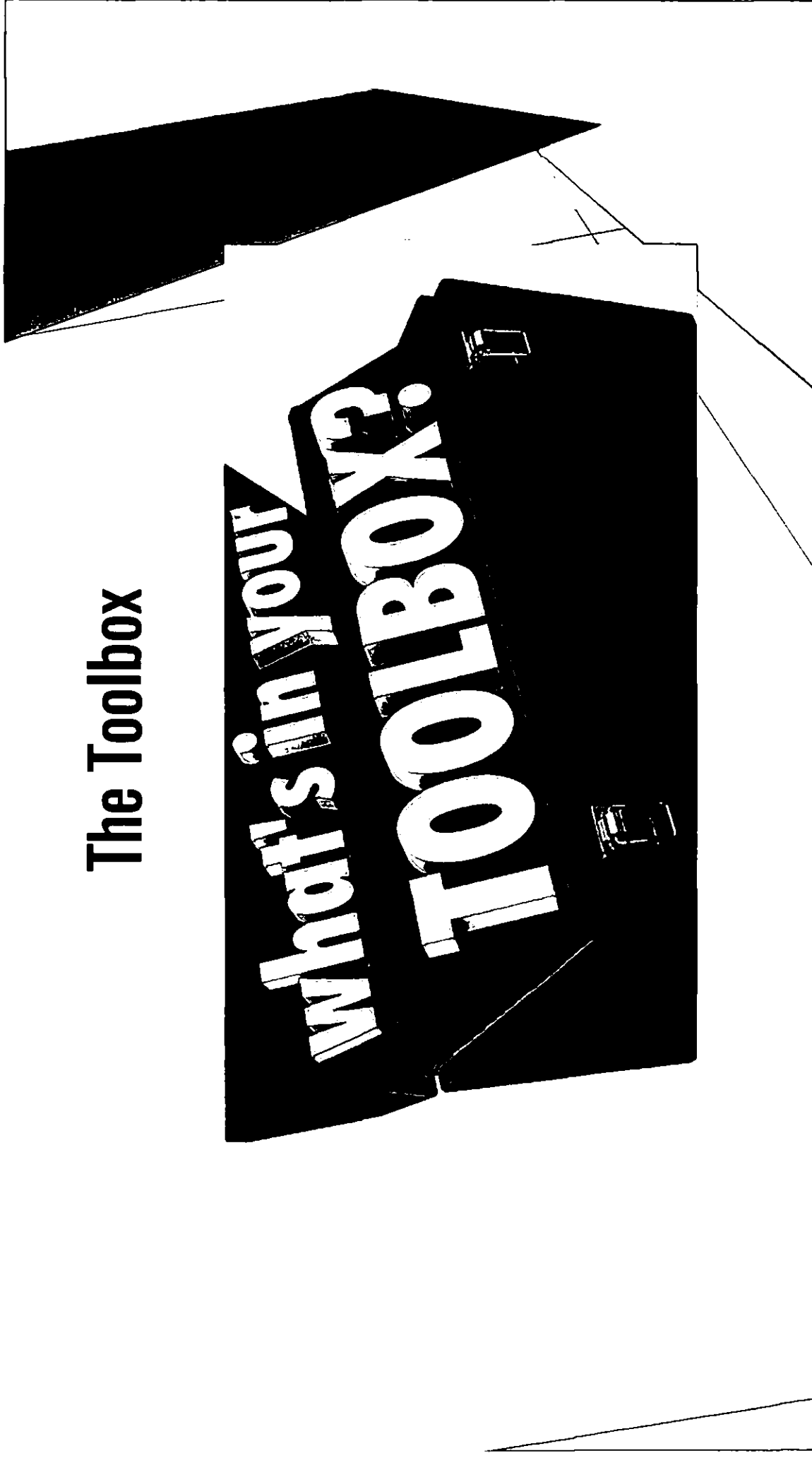
Technologies

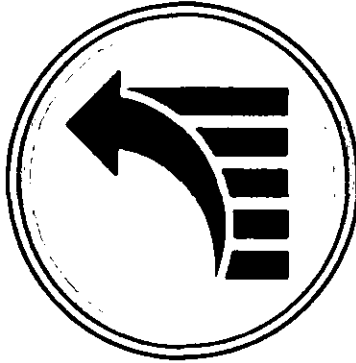
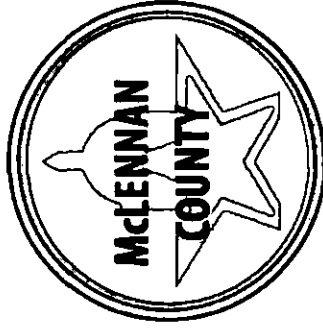
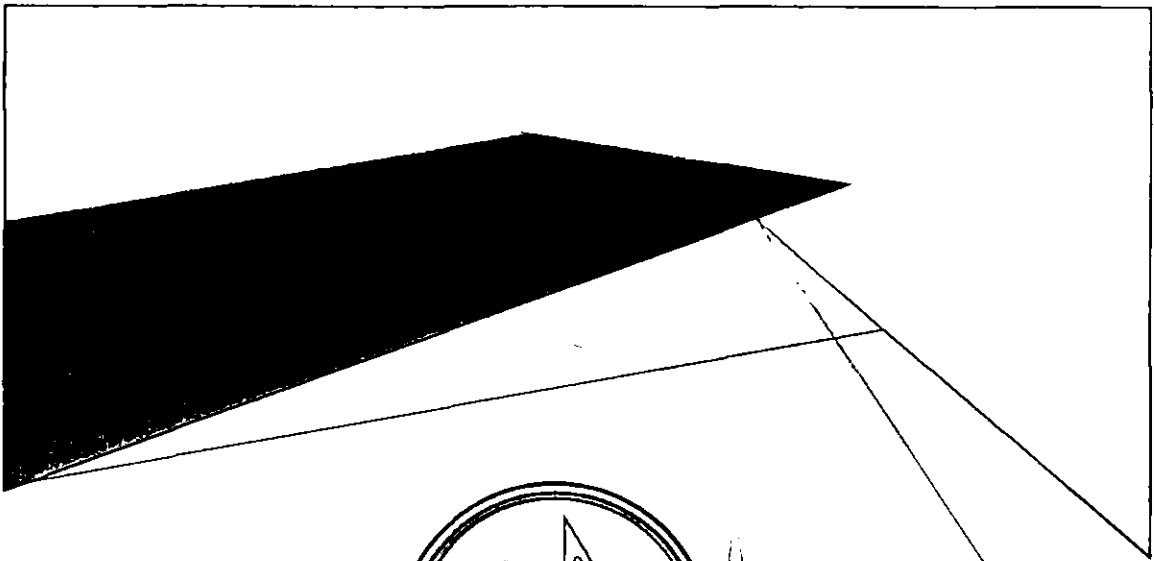
SIEMENS



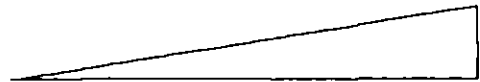
# The Toolbox

what's in your  
**TOOLBOX?**





**Economic  
Development**



# We've got powerful tools!

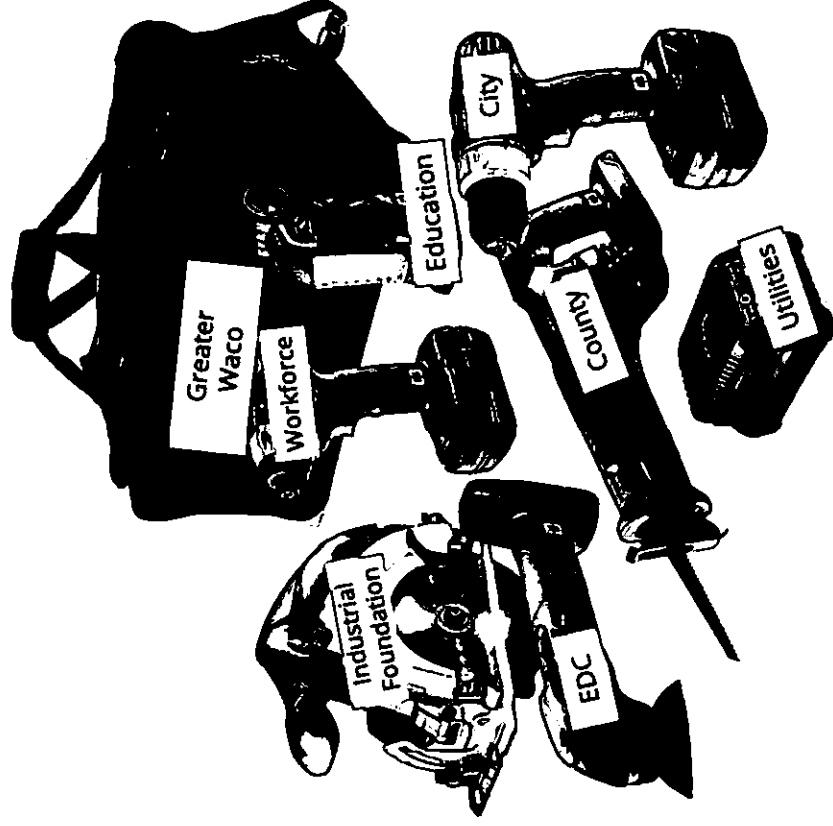
**Regional Approach to  
EcoDevo**

**Waco McLennan County EDC**

**Waco Industrial Foundation**

**Municipal Partners**

**State, Federal, Chambers,  
Workforce, Schools,  
Colleges, Utilities**





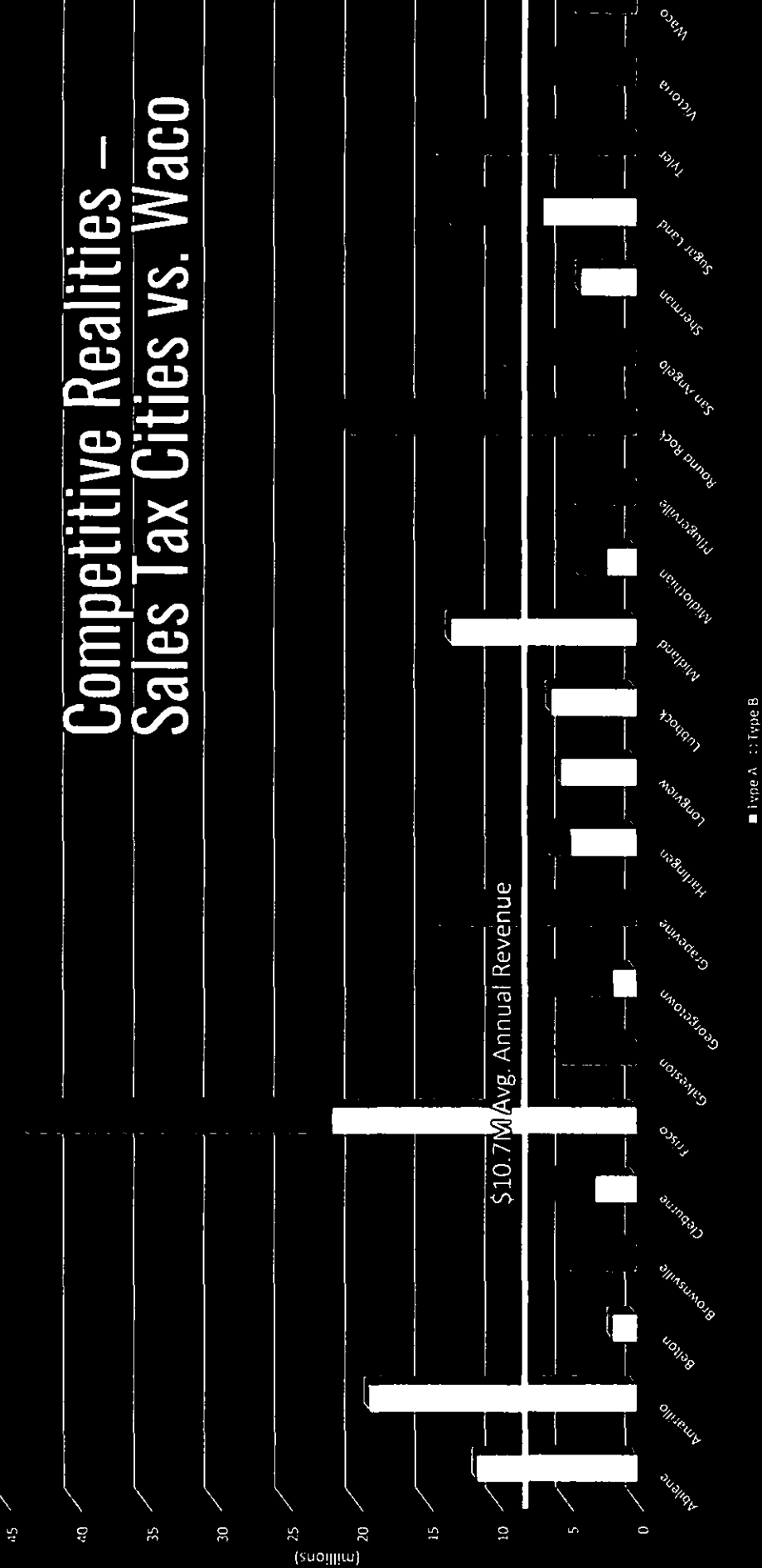
# WMCEDC Annual Contribution Summary



■ City ■ County

# 2018 Type A/Type B EDC Annual Sales Tax Revenues

## Competitive Realities – Sales Tax Cities vs. Waco



Waco McLennan County Economic Development Corporation

# The Impact of 100 Jobs

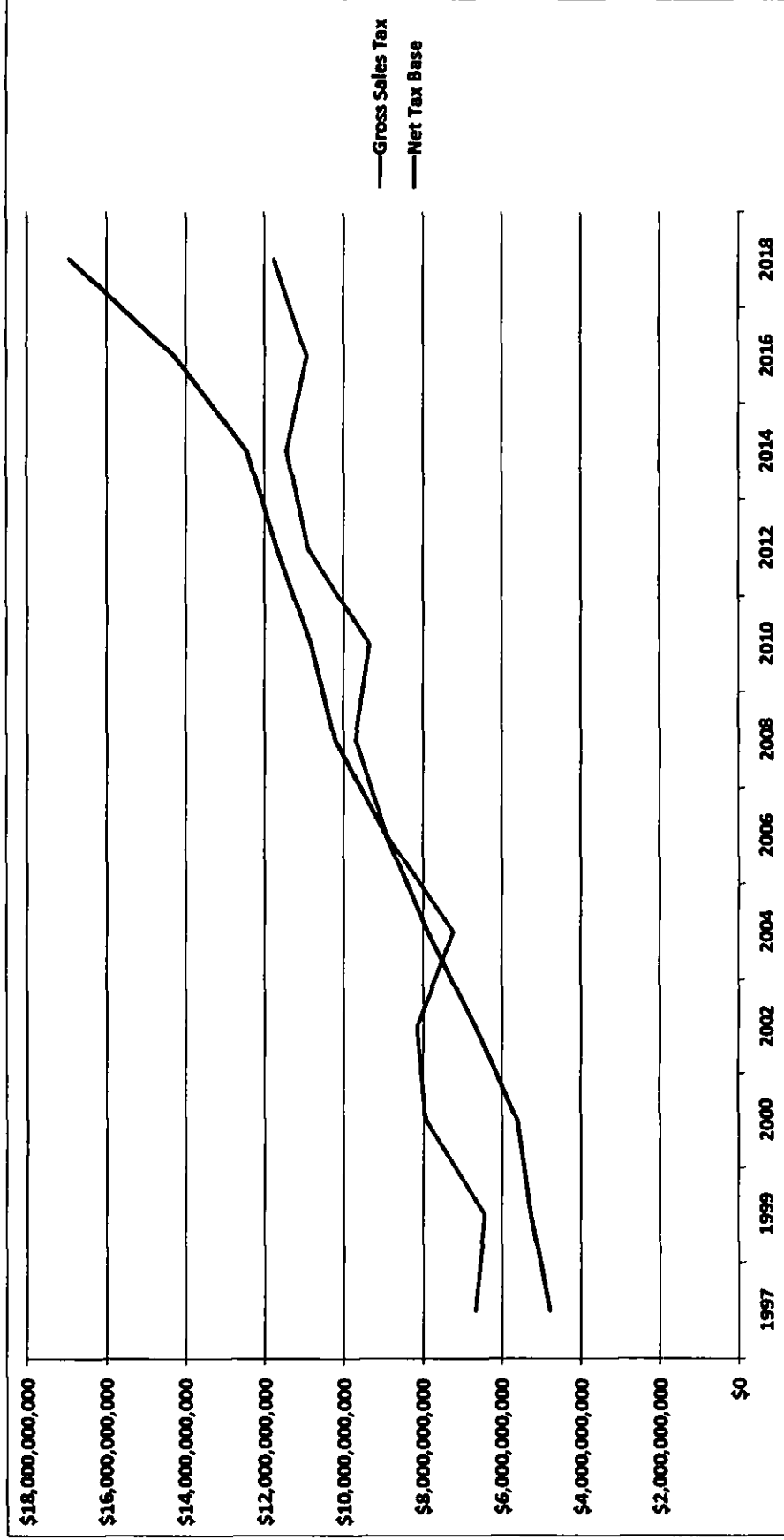
Community benefits per Impact DataSource -

- Additional Indirect Jobs: 168 (for a total of 268 jobs)
- Direct Payroll: \$5,744,253
- Indirect Payroll: \$7,171,699 (for a total of \$12,915,952 per year)
- Direct Output Value of Goods and Services: \$30,621,034
- Indirect Output Value of Goods and Services: \$30,862,940 (for a total of \$61,483,974 per year)
- \$654,000 in new housing construction
- \$2,185,550 in new banking deposits
- \$5,834,025 in additional retail sales annually in Greater Waco
- *Impact DataSource used a number of sources for this analysis, including the Federal Bureau of Economic Analysis, Bureau of Labor Statistics, U.S. Census Bureau, the Federal Reserve Board, and the McLennan County Appraisal District.*

## **Waco McLennan County EDC**

- Est. 1997
- Authorized by Chap 380 and 381, Texas Gov. Code
- 3-member board (City Manager/Mayor, County Judge, Waco Industrial Foundation representative)
- Chamber serves as Administrator; provides board management, contract administration, investment recommendations and client relations
- Invests in projects to diversify economic base, create new jobs, raise income, attract private investment
- Regional focus; supports projects throughout McLennan County

# McLennan County Tax Growth



# Understanding the Impact

What's the current and/or new impact?

Estimated taxable inventories, at the end of each year:

(Enter an amount in Year 1 and the percent of annual increase or enter appropriate amounts for each year.)

Year	Land Improvements	Buildings and Other Real Property	Furniture, Fixtures and Equipment	Total
1		\$5,482,890		\$5,482,890
2				\$0
3				\$0
4				\$0
5				\$0
6				\$0
7				\$0
8				\$0
9				\$0
10				\$0
Total	\$0	\$0	\$5,482,890	\$5,482,890

Total Inventories
\$27,000,000
\$27,270,000
\$27,542,700
\$27,818,127
\$28,096,308
\$28,377,271
\$28,661,044
\$28,947,655
\$29,237,131
\$29,529,502

Everything has an impact:  
 Utilities  
 Taxable Spending  
 Out of town visitors...

Costs, Benefits and Net Benefits to the City of Waco and McLennan County Over the Next 10 Years

	Benefits	Costs	Net Benefits
Sales taxes	\$1,415,592		\$1,415,592
Property taxes	\$4,049,958		\$4,049,958
Utility revenues	\$163,995		\$163,995
Utility franchise fees	\$52,139		\$52,139
Building permits and fees	\$0		\$0
Hotel occupancy taxes	\$21,667		\$21,667
Other taxes and user fees	\$0		\$0
Costs of Services to New Residents		\$0	\$0
Costs of Providing Monthly Utility Services		-\$163,995	-\$163,995
Total	\$5,703,350	-\$163,995	\$5,539,355

If the company leaves, what does the community lose?

# Demonstrating the Opportunity for Tomorrow

## Company Commitments:

- New Capital Investment
- New and/or retained jobs

## Community Commitments:

- Cash incentives
- Phased in taxes
- Tax reimbursements
- No-cost site
- New and/or Upgraded Infrastructure Upgrades
- EZ Project Designation
- Workforce Training

Option	Possible Cash Incentives		Portion of Incentives Offered by the		Return on County Incentives		Return on City Incentives		Possible Cash	Rate of Return on Investment	Payback Period (Years)	Rate of Return on Investment	Payback Period (Years)
	County	City	County	City	Rate of Return on Investment	Payback Period (Years)	Rate of Return on Investment	Payback Period (Years)					
1	\$2,229,216	\$1,114,608	\$1,114,608	\$1,114,608	20.9%	6.0	35.3%	3.4		28.1%	4.4		
2	\$2,375,792	\$1,188,396	\$1,188,396	\$1,188,396	19.6%	6.3	33.1%	3.6		26.4%	4.7		
3	\$2,521,368	\$1,262,184	\$1,262,184	\$1,262,184	18.4%	6.6	31.2%	3.9		24.8%	5.0		
4	\$2,667,944	\$1,335,972	\$1,335,972	\$1,335,972	17.4%	6.9	29.5%	4.1		23.4%	5.2		
5	\$2,813,520	\$1,409,760	\$1,409,760	\$1,409,760	16.5%	7.2	27.9%	4.3		22.2%	5.5		
6	\$2,959,096	\$1,483,548	\$1,483,548	\$1,483,548	15.7%	7.4	26.5%	4.6		21.1%	5.7		
7	\$3,114,672	\$1,557,336	\$1,557,336	\$1,557,336	14.9%	7.6	25.3%	4.8		20.1%	6.0		

Option	Additional Benefits		Additional Costs	Net Benefits	Present Value of Net Benefits**
	City	County			
City of Waco	\$4,108,974	\$171,650	\$3,937,324	\$2,971,013	
McLennan County	\$2,326,406	\$0	\$2,326,406	\$1,724,933	
La Vega ISD	\$9,738,122	\$4,277,687	\$5,510,435	\$4,246,389	
McLennan Community College	\$1,088,167	\$0	\$1,088,167	\$788,779	
<b>Total</b>	<b>\$17,221,670</b>	<b>\$4,999,337</b>	<b>\$12,812,333</b>	<b>\$9,751,094</b>	

Returns and Payback of Combined Incentives for the County and City	
Possible Cash	Rate of Return on Investment
	28.1%
	26.4%
	24.8%
	23.4%
	22.2%
	21.1%
	20.1%
	19.2%
	18.4%
	17.6%
	16.9%
	16.3%
	15.7%
	15.1%
	14.6%

Returns and Payback of Separate Incentives for the County and City	
Return on County Incentives	Return on City Incentives
Rate of Return on Investment	Payback Period (Years)
35.3%	3.4
33.1%	3.6
31.2%	3.9
29.5%	4.1
27.9%	4.3
26.5%	4.6
25.3%	4.8
24.1%	5.0
23.1%	5.2
22.1%	5.4
21.3%	5.6
20.4%	5.8

Net Revenues Over the Next 10 Years	
County	City
\$2,326,406	\$3,937,324
\$3,937,324	\$2,326,406
\$9,738,122	\$4,277,687
\$1,088,167	\$0
<b>Total</b>	<b>\$6,269,730</b>

J.A. ANDY FARWELL, County Clerk  
McLennan County, Texas

FILED: FEB 12 2021

By Myrcetez Gowan-Perkins,  
Deputy

**ORDER ADJOURNING SPECIAL SESSION**

On this the 12 day of February, 2021, at 11:33 o'clock a.m. County Judge Scott Felton announced that the meeting of February 12, 2021 is adjourned.

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**APPROVAL OF MINUTES**

The above and foregoing minutes having been read in open Court and found to be correct, the same are hereby, approved this the 22 day of February, 2021.

Attended Meeting Via Zoom

**James Smith,  
Commissioner Precinct 1**

Attended Meeting Via Zoom

**Patricia Chisolm-Miller,  
Commissioner Precinct 2**

Attended Meeting Via Zoom

**Will Jones,  
Commissioner Precinct 3**

Attended Meeting Via Zoom

**Ben Perry,  
Commissioner Precinct 4**



**Scott M. Felton,  
County Judge**

**ATTEST: J. A. "Andy" Harwell,  
McLennan County Clerk**

By Myrce'tez Gowan-Perkins Deputy County Clerk  
**Myrce'tez Gowan-Perkins**