

MAY 13, 2025 REGULAR MEETING MINUTES  
HEARNE ECONOMIC DEVELOPMENT CORPORATION  
306 W Third Street, Hearne, Texas 77859  
HEARNE PUBLIC SAFETY BUILDING

CALL MEETING TO ORDER

**Action/Discussion:** Meeting was called to order at 4:00 pm by Emmett Aguirre, Type A President. All members in attendance are listed as follows: Emmett Aguirre, Sharon Cortemelia, Ronda Jackson, and Rick Shear. Also in attendance was Executive Secretary Rebecca Gordon. and Board member Latonya Wafford was not in attendance.

DETERMINATION OF QUORUM

**Action/Discussion:** Determination of a quorum was met with members listed above being present.

PUBLIC COMMENT

**Action/Discussion:** No Public Comments.

***No action required.***

**Item 1:** APPROVE MINUTES FROM TYPE A BOARD MEETINGS OF APRIL 08, 2025 AND APRIL 30, 2025.

**Action/Discussion:** Rick Shear made a motion to approve minutes as presented from the Type A Board meeting of April 08, 2025 and April 30, 2025. Ronda Jackson seconded the motion. ***Motion passed unanimously.***

**Item 2:** DISCUSSION AND/OR ACTION ON THE MONTHLY FINANCIAL REPORTS, SHARON CORTEMELIA.

**Action/Discussion:** Sharon Cortemelia reviewed the monthly financials and stated the sales tax increased this month. ***No action required.***

**Item 3:** PRESENTATION/DISCUSSION AND/OR ACTION ON LISA BAKER PROJECT

**Action/Discussion:** Lisa Baker clarified her project as an art & craft studio, next closest is in Bryan. Lisa Baker advised the purchase of the building would be contingent on her grant. ***Further discussed in the Executive Session.***

**Item 4:** PRESENTATION/DISCUSSION AND/OR ACTION BRAD ELY (EDWARD JONES) PROJECT

**Action/Discussion:** Mr. Bradley Ely presented his back story to the board informing them that he has been in the area since the mid 1990's and with Edward Jones since 1999. His search for an office began three years ago, but last year Edward Jones was authorized to have multiple advisors in the same office. The Franklin office of Edward Jones Advisor and personnel will relocate to Hearne to join Mr. Ely and his office staff with the expectation to hire another office staff member. In purchasing the old Palmos & Russ building, Mr. Ely and partner are hoping to lease a portion of the building (approximately 1200 square feet) to another tenant. ***Further discussed in the Executive Session.***

**Item 5:** DISCUSSION AND/OR ACTION ON ECONOMIC WEBSITE, SHARON CORTEMELIA

**Action/Discussion:** Board member Cortemelia informed the board that the much anticipated economic development website is up and live. The costs of subscriptions incurred for the HEARNE EDC website, paid by Sharon Cortemelia is \$922.50. This cost will be split evenly between both boards and reimbursed to Sharon Cortemelia. The Type B Board has reimbursed Sharon Cortemelia for their portion of the cost. ***No action taken.***

**Item 6:** DISCUSSION AND/OR ACTION ON BOB FARLEY'S CONTRACT

**Action/Discussion:** ***Discussed in the Executive Session.***

**Item 7:** DISCUSSION AND/OR ACTION ON TNT'S REQUEST TO CHANGE OPERATIONAL DATES ON PERFORMANCE AGREEMENT.

**Action/Discussion:** TNT Security Solutions LLC has submitted a request for an extension of their operational start date on their Performance Agreement from March 31, 2025 to May 31, 2025 due to construction and weather delays. Board member Jackson made a motion to accept TNT Security Solutions LLC's request for an extension to May 31, 2025 to allow for project completion. Board member Cortemelia seconded the motion. ***Motion passed unanimously.***

**Item 8:** DISCUSSION AND/OR ACTION ON FUTURE PROJECTS.

**Action/Discussion:** Board President Aguirre advised the board that TeJo's is a possible future project that is still finalizing their application. ***No action taken.***

**Item 9:** DISCUSSION AND/OR ACTION ON FINALIZING RATING CHART.

**Action/Discussion:** Board member Cortemelia advised she is continuing her research with Type B Board member Charlie Shear to finalize the Business Assistance Incentive Program rating chart. ***No action taken.***

**Regular Meeting adjourned at 4:24 pm.**

**Executive Session called to order at 4:26 pm.**

**Item 10:** EXECUTIVE SESSION ITEMS:

- i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING ECONOMIC PROJECTS IN PROCESS PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.087

**Executive Session adjourned at 4:53 pm.**

**Regular Meeting called to order at 4:55 pm.**

**Item 11:** OPEN SESSION ITEMS:

- i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING ECONOMIC PROJECTS IN PROCESS PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.087

**Action/Discussion:**

- I. **LISA BAKER PROJECT** - Board member Cortemelia made a motion to approve \$14,000.00 to be used for signage, POS system and window tinting. The \$14,000.00 will be evenly split by Type A and Type B. Board member Jackson seconded the motion. ***Motion passed unanimously.***
- II. **BRAD ELY (EDWARD JONES) PROJECT** - Board member Cortemelia made a motion to approve \$50,000.00 to be split with Type B. Board member Jackson seconded the motion. ***Motion passed unanimously.***
- III. **BOB FARLEY'S CONTRACT**- Board member Jackson made a motion to approve Bob Farley's contract after reviews and edits. Board member Cortemelia seconded the motion. ***Motion passed unanimously.***

**Item 12:** PRESIDENT'S UPDATE. ***none.***

**Item 13:** PUBLIC COMMENTS - NON-AGENDA ITEMS. ***None.***

Meeting adjourned at 5:01 pm.