

**MINUTES: 4A**  
**SANGER TEXAS INDUSTRIAL DEVELOPMENT CORPORATION**  
**January 10, 2012**

**MEMBERS**

**PRESENT: Vickie Jenkins, Don Gillum and John Jacobs**

**ABSENT: Fred Yeatts**

**OTHERS**

**PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Steve Watkins of Elk River and Gary Bilyeu**

**1. Call Meeting to Order.**

**Vickie Jenkins called the meeting to order at 1:00 p.m.**

**2. Approval of Minutes: August 12, 2011**

**Don Gillum made a motion to approve minutes. Seconded by John Jacobs. Motion carried unanimously.**

**3. Consider, Discuss and Possibly Act on Proposed Lease of 103 Bolivar to Hollingsworth Manufacturing.**

**City Manager advised that Hollingsworth needs to expand and will be hiring an additional 15-30 employees.**

**The deal points at this time are:**

- 39 month lease with the first 3 months free rent beginning February 1, 2012**
- \$2.00 /sf base rent**
- Tenant to provide finish out of approximately \$160,000. Reimbursed \$70,000 and amortized over the term of the lease in rent reduction**
- Tenant is responsible for the property taxes**
- No upfront cash or incentives included**
- Tenant has option to buy at \$1,250,000 throughout the term of the lease**

**The attorney is working on the final paperwork.**

**The City will be responsible for the hazard insurance on the building and the shell/exterior of the building.**

**4. Review Financials.**

**City Manager advised that 2011 was the largest year ever in sales taxes, still have good reserves and the income from the lease will also help.**

**5. Adjourn.**

**Meeting was adjourned at 1:12 p.m.**