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GREEN RIVER'S ECONOMIC DEVELOPMENT AGENCY

"The application of public resources to stimulate private investment."

*Stephen A. Heavener, Executive Director*

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**NOVEMBER 16, 2004  
BOARD OF DIRECTOR  
MEETING MINUTES**

**Director Attendance:** Mr. Rust, Mr. Ball, Mr. Mathey, & Ms. Cover.

**Directors Absent:** Mr. Burnett & Dr. Boggs.

**Staff and Guests:** Stephen Heavener, City Administrator Barry Cook, Councilman Randy Walker, Bob Ross, Councilman-elect Dan Beckermann & Pati Smith.

Call to order by Mr. Rust.

**MINUTES:** Motion by Ms. Cover, with second by Mr. Ball, to approve the board meeting minutes of September 14, 2004 and October 6, 2004 as presented. VOTE: So voted unanimously.

**FINANCE REPORT:** Motion by Mr. Ball, with second by Ms. Cover, to accept the August 31, 2004 and September 30, 2004 Finance Reports as presented. VOTE: So voted unanimously.

**AUDIT:** Motion by Mr. Ball, with second by Mr. Mathey, to accept the June 30, 2004 financial audit as presented. VOTE: So voted unanimously.

**BOARD RESIGNATION:** Motion by Mr. Mathey, with second by Ms. Cover, to accept the immediate resignation of Jeff Hansen from the board and as president of Futures, Inc. based on his relocation to Murray, Utah. VOTE: So voted unanimously.

**BOARD VACANCY:** Motion by Ms. Cover, with second by Mr. Ball, to appoint Pati L. Smith, of 120 Collier Circle, Green River, to fill the unexpired term of Mr. Hansen on the board of directors of Green River Futures, Inc., said term expiring JUNE 30, 2006. VOTE: So voted unanimously. Ms. Smith was introduced to the board and voted on all remaining items.

**2005 CALENDAR YEAR OFFICERS:**

Motion by Mr. Rust, with second by Mr. Mathey, to appoint Stephen Heavener as executive director of Futures, Inc. for the calendar year 2005. VOTE: So voted unanimously.

Motion by Mr. Mathey, with second by Mr. Ball, to appoint Leslie Cover as Secretary/Treasurer of Futures, Inc. for the calendar year 2005. VOTE: So voted unanimously.

After a discussion concerning the perceived conflict of interest of a Green River Governing Body member serving as president of Futures, Inc, Mr. Ball moved, and Ms. Smith seconded, to appoint Pete Rust as president of Futures, Inc. for the 2004 unexpired term and calendar year 2005. VOTE: So voted unanimously. The consensus of the board was that Futures is acting on behalf of the City of Green River as its economic development department and that any perceived conflict can be managed with strong public relations. To address the potential problem, Mr. Rust considers the position as an interim appointment until another board member steps forward later in 2005.

**COLLEGE BUSINESS PARK:** Karen Marty has been engaged by Futures to prepare a draft agreement that addresses the transfer of the College Business Park to Futures. The draft will be reviewed by a committee of Barry Cook, Ford Bussart, Richard Mathey and Stephen Heavener. Once the agreement is drafted it will be presented to the Green River Governing Body at a workshop. The tentative schedule includes an early 2005 presentation. The board agreed that strong public relations be a component of the presentation.

**COMMUNITY READINESS GRANT APPLICATION:** Mr. Heavener and Mr. Cook participated in a conference call several weeks ago with the Wyoming Business Council staff that is reviewing the \$998,000 grant application that will fund the development of a speculative building at the College Business Park if approved. WBC staff seems supportive. Heavener and Cook will attend the December 2, 2004 Business Council Board meeting in Cheyenne where the application will be acted upon.

**USDA BUSINESS LOAN PROGRAM:** The Rural Development staff in Afton has reviewed the \$50,000 application designed to capitalize a locally managed small business loan program. It has been forwarded with a recommendation for approval, pending federal FY 2005 budget authority, to the State Rural Development Office.

**EXECUTIVE DIRECTOR REPORT:** Mr. Heavener updated the directors on several projects he has been involved with.

1. Rocky Mountain Carwash has commenced construction of the planned \$1.1 million investment next to McDonalds.
2. Lee Staley of Taco Time has acquired the building that formally housed Denali Grill and plans to relocate Taco Time during early 2005. Mr. Heavener introduced Mr. Staley to the site and worked closely with him on the project.
3. The Governing Body also unanimously approved the allocation of \$100,000 to extend water service and road improvements to the Mountain Fuel Industrial Park. Mr. Heavener championed the public infrastructure investment as a prime example of a public private partnership where government makes community based infrastructure and the private sector makes site specific investments. When completed, upwards of 6 small industrial lots will be created. The owner of the proposed industrial park, Andy Pleasant, as well as Mr. Heavener, is working with potential tenants.
4. Mr. Heavener also attended a marketing program sponsored by the International Economic Development Council in Dallas that focused on proven business development

marketing techniques and the content, design and the importance of a strong and uniform web page to attract investment to a community.

**CHECKING ACCOUNT:** Motion by Mr. Mathey, with second by Ms. Smith, to remove Mr. Hansen as a signature on the Futures, Inc. checking account and to add Mr. Rust. The intent of the addition of Mr. Rust is to provide the second required signature in addition to Mr. Heavener's only in the event that the secretary/treasurer, Ms. Cover is unavailable when bills have to be paid. VOTE: So voted unanimously.

**ADJOURN:** The meeting was adjourned at 6:20 PM.

The above are a true and accurate record of the meeting of the Board of Directors of Green River Futures, Inc. held November 16, 2004.

A handwritten signature in blue ink that reads "Stephen A. Heavener". The signature is written in a cursive style with a large initial 'S'.

Stephen Heavener, Executive Director and Recording Secretary.