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BOARD OF DIRECTORS  
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CEO, EXECUTIVE DIRECTOR  
*COLTON L. BUCKLEY*

April 15, 2021

TO: Hon. Bob Sims, Mayor, City of Breckenridge  
Breckenridge City Commission

Dear Mayor and City Commission:

As required per the by-laws of the Breckenridge Economic Development Corporation (BEDCo) and the Administrative Contract with the City of Breckenridge, this activity report has been prepared for the members of the City Commission – City of Breckenridge. The report is submitted to fulfill those provisions as well as to keep the City Commission and the City Administration informed regarding the activities of the Breckenridge Economic Development Corporation.

This report is for the period of October 1, 2020 through March 31, 2021.

As with previous reports, you will notice the programs and activities of BEDCo are of continuing nature. They remain on the active list until they are completed, or a determination is made that the project is no longer feasible. This activity report is divided into three sections as follows:

- A. Administrative
- B. Economic Development
- C. Quality of Life Improvements

**A. Administrative:**

*History* - Breckenridge Economic Development Corporation was created and incorporated as a result of a City of Breckenridge election held on May 12, 2007. With approximately 91% affirmative votes, the election resulted in the conversion of the Development Corporation of Breckenridge (DCOB) from a 4A entity to a 4B (now called Type B) entity, leaving the City sales tax rate at 1/2%. BEDC was incorporated on July 6, 2007 and the previous DCOB was dissolved.

*Current* - Officers of BEDCo as of March 31, 2021 were Nic McClymond, President; Mike Griffith, Vice-President; Ronnie Anderson, Secretary; and David Duggan, Treasurer. Other board members included Ky Kennedy, Kevin Simmons and Wade Smith.

Executive Director Virgil Moore (through March 31, 2021) retained his certification as a “Professional Community and Economic Developer” (PCED). The title was conferred as the result of Moore passing a test given by the Community Development Council after completing a three-year course conducted by the Community Development Council. Moore currently serves as President of the Stephens County TX Crime Stoppers board of directors, and is Past Chairman of the Board of the TSTC Foundation, the state-wide scholarship fund-raising organization of the TSTC System. He is the Breckenridge delegate on the Texas Midwest Economic Development Alliance and the Texas Midwest Community Network, and board member of the West Central Texas Council of Governments Economic Development District and the West Central Texas COG Business Development Loan Program. Moore is an associate member of the Big Country Manufacturing Alliance, and was recently an instructor for regional economic developers as part of TMCN’s Rural Economic Development Strategies training course.

Moore was active with several local service organizations including being a Ex-Officio Board Member of the Breckenridge Chamber of Commerce, Secretary of the Breckenridge Industrial Foundation, Secretary/Treasurer of the Breckenridge Improvement Council, Secretary/Treasurer of the Breckenridge Improvement Group, member of the Breckenridge Education Foundation, Board member of the Breckenridge Lions Club and Secretary of the Breckenridge Country Club. He has also served three terms as Board Chairman of the Board of First Christian Church, Breckenridge, and is currently an Elder and Board member.

Moore retired from the BEDC Executive Director position on March 31, 2021 after more than fourteen years in the position. His replacement, Colton Buckley, began working at BEDC in mid-March and assumed the Executive Director role on April 1, 2021.

## **B. Economic Development**

The economic environment in Breckenridge showed mixed response to the continued Covid-19 outbreak. While local sales tax revenue improved by an average of 12% per month for October 2020 through March 2021 as compared to the previous year, unemployment leveled off as Covid impacted local companies were negatively affected by partial shutdowns of their businesses, while several local manufacturers ramped up production and employment numbers. Most local oil companies continued to operate with reduced payrolls while West Texas Crude prices recovered from the previous six months.

As our Mission Statement implies, BEDCo actively works closely with existing business and industry in continuing efforts to retain jobs and help with the expansion of existing operations. We also continually pursue outside industry and commercial enterprises in an attempt to create “primary” jobs in Breckenridge.

### *RGN Manufacturing Services*

The day after New Vision Manufacturing closed their doors on June 30, 2020, BEDC had a signed agreement for a new lease on the 136,000 square foot facility located on 25 acres by RGN

Manufacturing Services. RGN reopened the local facility in November and has far surpassed short term expectations. The manufacturer of HUD homes, oilfield man camp structures, and park homes, has already ramped up to approximately 120 employees and has a backlog of orders for new homes through the fall with more new orders coming in weekly. For more information on RGN, you can visit their website at the following:  
<https://www.wheelestatehomes.com/>

*Bridgeport Manufacturing, Inc.*

Bridgeport Manufacturing recently purchased the property next to their plant that formerly housed Southwest Oilfield Products and Haliburton. They are currently expanding into the second building, adding employees, and plan to continue to grow operation in the next three to five years. BEDC helped BMI secure the property, and has a job creation incentive agreement with the company.

*Elite Submersible Pumps*

BEDC built a new 11,940 square foot facility on the property located at 1250 Brown Road (on the industrial loop south of Bridgeport Mfg.) Elite will lease the facility from BEDC and plans to grow the company to about twenty employees.

*Ox Manufacturing, Inc.*

Ox Manufacturing, which has a going business in Oregon, started a new Texas corporation and opened a new manufacturing facility at 942 CR 176, the building owned by BEDC that formerly housed the TSTC welding and trades construction training facility. The company houses a machine shop, assembly plant and welding operation.

BEDC has leased the facility to Ox with an option to buy, has loaned funds from BEDC's Revolving Loan Fund to allow Ox to purchase several new Haas CNC machines and equipment, and also has implemented a job creation incentive contract with the company.

Ox is owned by former Bold Ideas employees Dave and Annie Wilcox. They are now manufacturing firearms related parts for several name brand companies. Since opening with one employee in November, they have already added another eight. We believe their business will grow much larger withing the next few years.

For more information on Ox Manufacturing, I encourage you to visit their two websites. One is aimed at the firearms industry, the other at the oil industry.

<https://oxmfg.com/>

<https://wilcoxsystems.com/>

*Water main installation in Breckenridge Industrial Park.*

Because of the layout of the water lines servicing most of the manufacturing facilities in the Breckenridge Industrial Park, there are serious problems affecting several of the plants when there is a water line break. Some plants are forced to temporarily shut down because of having no water. BEDC is paying for the materials to lay a second redundant waterline through the area that will ensure that water is still available to all the industries while the primary line is being repaired. City crews are going to perform the installation of the pipeline when they have the time and ample workers for the project.

### Machining Technology program in BHS

BISD, Ranger College, R. E. Dye Mfg and BEDC applied for and received a JET Grant for \$255,823.00 to establish a Machining Technology program in BISD in 2019. The funds were used to procure and equip a mobile machining lab that is being used to perform the training. This new certification provides skilled entry-level machinists for Dye Manufacturing, Ox Manufacturing, Ezell Aviation and our other machine shops in Breckenridge. The first classes began with seven students for the fall 2019 BISD school year. For the Spring 2021 semester, the program doubled in size to fourteen students.

Ranger College provided the mobile machining lab and a Program Director. BEDC provided the 5% matching portion of the grant and funds for the program's adjunct instructor to teach the course in year one. After that first year, the cost is now covered by funding received from the previous year's contract funding.

### Welding program with BHS

BISD, TSTC and BEDC were instrumental in the creation of a dual-credit welding class now in its second year at Breckenridge High School. The classes are taught at the TSTC Welding Facility. Partial funding (scholarship of tuition) for all students in the program was provided by BEDC. The class started with ten students in the fall of 2019. This year there are 24 students enrolled in the dual-credit program.

### New Welding program beginning at TSTC in June

Due to the success of the high school dual credit program, a new summer welding class, funded in part by BEDC, will start June 1. Upon their upcoming graduation from BHS, the welding students will have completed requirements for the first semester of TSTC's welding degree. Most are expected to enroll in the summer term that will start June 1. Additionally, graduates from surrounding schools are expected to enroll in the new program.

### BEDC Loans to local businesses

During the early period of the COVID-19 pandemic, many local businesses were struggling to get through the slow times. BEDC offered 0% interest loans to local businesses. The loans were made from BEDC's Revolving Loan Fund established several years ago. Six local businesses were awarded loans that included no repayment for the first six months, then a three-year payout at 0% interest.

### Other local business assistance

Also during the pandemic, BEDC took a leadership role in keeping our businesses informed about possible loans, grants, and assistance programs offered by the federal and state government such as the PPP and EIDL loan programs. We continue to assist where needed.

### New BEDC Revolving Fund Loan to help start new local business

Details have not yet been released, but another new commercial business will be launched soon with the help of an SBA loan and a Revolving Loan Fund Loan and incentive agreement from BEDC. More details will follow soon.

### *Building demolition to help business expand*

Local business Kel-Abby Collision Center will soon expand its operations thanks to a grant from the BEDC to help demolish an old structure and complete site preparation to allow for a new building to be built on Kel-Abby's land next to their existing business.

### *TSTC A/C Grant to BEDC*

In March 2021, BEDC received a grant from TSTC of several HVAC units and components that will be used in local industrial facilities in Breckenridge.

### *Airport Improvement project with Stephens County and Breckenridge Industrial Foundation*

BEDC entered into a contract with Breckenridge Industrial Foundation and Stephens County that will result in more than \$1.3 million in improvements and repairs being done at the airport. The project is scheduled to be started this summer. The improvements and repairs should be completed by the end of the summer.

## **C. Quality of Life Improvements**

BEDCo has been working on several different facets of improving the quality of life in Breckenridge to make the city more appealing to business and industry. For purposes of this report, they are represented under the topics of (1) Housing, (2) Cultural Improvements, and (3) Other projects

### **(1) Housing**

#### *Caddo Creek Investments continues to create quality rental housing and speculative houses*

BEDC continues to work with Caddo Creek Investments on several house refurbishment projects. Caddo Creek currently has about twenty-five properties they have refurbished. They have another eleven locations that they are working on. They built two speculative 3-bedroom, 2-bath homes on South McAmis Street, both which have sold. They recently purchased more local property on which they plan to build houses.

#### *Incentive Program for Residential Property Builders*

In December, the BEDC board created an incentive program which is available for any residential property builders. The program will reward cash grants to contractors who build speculative single or multi-family structures meeting all city codes within the city limits of Breckenridge. BEDC has already received interest from several local contractors concerning the program.

#### *Incentive Program Refurbishing existing structures in Breckenridge*

BEDC also continues to offer incentives for builders and developers who purchase existing dilapidated property and refurbish it to meet city codes.

## **(2) Cultural (Quality of Life) Improvements**

We continue to work with local non-profit corporations and the City, and reach out to companies that can provide services we deem advantageous for a better quality of life in Breckenridge.

### *Stephens County TX Crime Stoppers*

Stephens County TX Crime Stoppers continues to be an important quality of life asset because of its success in helping local law enforcement fight crime. The BEDC Board of Directors committed funds and personnel to help launch the project to help insure its success.

The program has had tremendous success in its first two years of operation. Hundreds of tips have been received and numerous wanted criminals have been arrested directly as a result of Crime Stoppers tips or pressure from the exposure that Crime Stoppers has made available. Approximately \$7,500.00 has been awarded to more than twenty tipsters whose information resulted in the arrest of a wanted person or solved a crime.

### *Breckenridge Improvement Council*

BEDC provided funds needed for ongoing expenses of the Breckenridge Improvement Council, Inc, a local nonprofit 501(c)(3) corporation that accepts and forwards tax-deductible contributions to other local nonprofits and government entities.

## **(3) Other Cooperative Efforts**

The Breckenridge Economic Development Corporation board members and staff continue to communicate with representatives of these and other beneficial organizations:

Stephens Memorial Hospital District  
Breckenridge Independent School District  
Stephens County Commissioners Court  
Texas Economic Development Council (TEDC)  
Association of Rural Cities in Texas (ARCIT)  
Texas Midwest Community Network (TMCN)  
Texas Midwest Economic Development Alliance (TMEDA)  
Big Country Manufacturing Alliance  
Leon-Bosque Resource Conservation and Development Council (RC&D)  
TSTC and the TSTC Foundation  
Texas Department of Agriculture (TDA)  
U. S. Department of Agriculture Rural Development (USDA)  
Texas Workforce Commission  
Workforce Solutions of West Central Texas  
Texas Rural Development Corporation  
TXU Economic Development Assistance  
Texas Department of Criminal Justice  
Texas Association of Business and Chambers of Commerce

West Central Texas Council of Governments  
West Central Texas COG Business Development Loan Program  
West Central Texas Economic Development District  
State Representative Glenn Rogers  
State Senator Charles Perry  
U.S. Congressmen Jodey Arrington and August Pfluger  
U.S. Senators Ted Cruz and John Cornyn

The Board of Directors has asked that I remind the members of the City Commission and City Administration that they are always welcome and invited to attend any board meeting of the corporation. Our meetings are normally held on the third Tuesday of each month at 5:00pm.

Respectfully submitted,

**Virgil Moore**

Virgil Moore

Executive Director (through March 31, 2021)