

REGULAR MEETING
1050 Airport Rd, Stephenville Texas
July 9th, 2024, at 4:00 PM

The Stephenville Type B Economic Development Authority convened on Tuesday, July 9th, 2024 at 4:00 PM, in the SEDA conference room at 1050 Airport Road, Stephenville, Texas with the meeting being open to the public and notice of said meeting, giving time and date, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Directors:
Marion Cole
Metta Collier
Malcolm Cross
Ricky Thurman
Kelijon Nance

Also in attendance: ex- officio members, President Jeff Sandford, Vice President Ashleigh Feuerbacher, Mayor Pro-Tem David Baskett, City Council Members Gerald Cook, Lonnie Reisman and Maddie Smith. Also attending Mark McClinton.

Call to Order

The meeting of the Stephenville Type B Economic Development Authority was called to order at 4:00 p.m. by Chairwoman Marion Cole.

President's Report

President Sandford opened the report with several ongoing project updates. First, he mentioned that the Bosque River Taphouse continues to move dirt at their brand new permanent location along Harbin Drive and Swan. Across Harbin Drive, the Keewaydin Townhomes are moving forward with visible construction occurring. He also mentions the notable progress occurring at Mod Motel, which is rapidly moving towards their final construction phase with the total investment nearing \$15M. Sandford also reported that the new Tarleton Convocation Center is on track with construction timelines and this new asset will soon be a community attraction. He also attended the Celebratory Open House held for the Tarleton Research Center / AgriLife Service Center on the corner of N. US Hwy 281. All the progression amongst these developments lends for a healthy and vibrant community outlook.

President Sandford reported that the residential portion of the Wyatt remodel was complete and move in was underway. For the first time in decades, we have residents calling downtown their home. He mentioned another successful opening in the downtown district, King Coffee, which is also a recent SEDA façade grant recipient.

The annual ICSC conference held in Las Vegas, NV was attended by Sandford, Feuerbacher and Mayor Svien. Staff was able to hold over 20 meetings in two days with corporate contacts interested in the Stephenville market. While attending this event SEDA engaged Ville Digital, who provided marketing data and geofencing for conference attendees, resulting in 97,000 impressions for Stephenville. The Texas Economic Development Council's midyear conference was held in Conroe, Texas where SEDA was recognized for outstanding achievements in workforce development. Career Club was the focus of the recognition, and since the program's conclusion our local industry partners have echoed their praise for the level of professionalism recognized of the Career Club graduates. Sandford noted that the partnership with Workforce Solution of NCTX is incredible and we look forward to continued collaborations with their team.

It was mentioned that the City of Stephenville continues to improve local amenities and the new construction of the community / senior center is quickly taking shape in the southern quadrant of the park.

In closing, Sandford mentioned that Ranger College has contacted the SEDA office regarding participation with a Skills Development Grant. More details and an official request will come before the Board at later date.

Update and Possible discussion on Skills Development Grant for Stephenville

Item tabled for a later date.

Update and discussion on SEDA headquarters

Sandford informed the Board that a proposal for the remodel at 299 N. Belknap was received by the City of Stephenville. At this time, the singular remodel bid far exceeded the city and SEDA's financial expectations. Sandford was informed that the City planned to arrange follow up negotiations with the contractor, Chairwoman Cole stated, "we need a home". No action taken.

Discussion and appointment of FY 2024 – 2025 Budget Task Force.

Chairwoman Cole assigned a task force to work with President Sandford and staff on the FY '24 – '25 budget. Board members assigned were Cole, Thurman and Collier. A final draft will be presented to the board for approval.

Consent Agenda

Regular Minutes from May 13, 2024

Financial Report ending May 31, 2024

Motion by Ricky Thurman, second by Kelijon Nance, to approve Consent Agenda items as presented.

Motion Carried Unanimously.

Executive Session

Chairwoman Cole recessed the Regular SEDA Board Meeting at 4:45 PM and entered Executive Session at 4:45 PM.

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, government code, Vernon's Texas Code, Annotated, in accordance with Section 551.087 Economic Development: discussion concerning the following project.

1. Project Blue
2. Project MOD
3. Project Congo
4. Project Homer
5. Project Miss Molly
6. Personnel Matters, employment contract

Chairman Cole adjourned the Executive Session at 5:33 PM and convened the Regular SEDA Board meeting at 5:33 PM.

Action Taken on Items Discussed In Executive Session, If Necessary

Motion by Ricky Thurman, second by Metta Collier to approve the employment contract for President / CEO as of June 1, 2024, as presented in executive session. **Motion Carried Unanimously.**

Adjourn

Chairman Cole adjourned the meeting at 5:38 PM.