

322 Belknap, Stephenville Texas  
Thursday, April 17th, 2025, at 4:00 PM

The Stephenville Type B Economic Development Authority convened on Thursday, April 17th, 2025 at 4:00 p.m. in the SEDA Conference room at 322 Belknap, 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 Chapter 551, Government Code, Vernon's Texas Codes of Annotated, with the following members present to wit:

Directors:

Marion Cole  
Metta Collier  
~~Justin Hasehke~~  
~~Ricky Thurman~~  
~~Kelijon Nance~~  
Mark McClinton  
Connie Wooley

Also in attendance: ex – officio members, President Jeff Sandford and Staff Ashleigh Feuerbacher, City Council member David Baskett and July Danley

**1. Call To Order**

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

**2. President's Report**

SEDA has launched a strategic marketing partnership with the Texas Rangers baseball organization to promote Stephenville on a broader stage. The full-page ad will run in the seasonal look book that is available at all home games. President Sandford reported that several significant developments are on the horizon, including the openings of Bosque River Taphouse, the Amazon distribution center, Cavender's, 7 Brew, and The Branch Golf Club. SEDA is working closely with the Workforce Solutions Center to connect these businesses with hiring support and resources to ensure a smooth ramp-up of operations. SEDA recently welcomed Texas Department of Agriculture (TDA) leadership to town, Deputy Commissioner Dan Hunter, who joined discussions in-office. Additionally, President Sandford attended the U.S. Housing Conference and returned with the recommendation that the community consider commissioning a housing study to better understand and plan for Stephenville's long-term residential needs. SEDA also attended the Tarleton Gala, where developers were hosted as guests to experience the community firsthand and explore potential investment opportunities. President Sandford also reported that our Career Club program continues to advance with strong momentum, including a new layer of support from the Leadership Stephenville cohort, which contributed an Independence Grant for participating students—furthering career-readiness opportunities for local youth. Staff is working on plans to utilize the second-level hallway of the SEDA office to celebrate Stephenville's Texas Music Friendly designation. The display will feature decades of memorabilia from the Larry Joe Taylor Festival, creating an engaging visual tribute to the community's music legacy. President Sandford shared 5 active projects tied to the historic designation and downtown district revitalization and staff continues to leverage its strong relationship with the Texas Historic Commission to provide tailored support to developers pursuing projects in these areas. In conclusion, Sanford stated that the SEDA calendar remains full, focusing on ongoing activity across marketing, recruitment, development, and strategic partnerships.

**3. Consent Agenda**

- a. Minutes from March 15, 2025
- b. Financials from April 30, 2025

Motion by Mark McClinton, second by Metta Collier to approve minutes as presented,

**Motion carried unanimously.**

Motion by Mark McClinton, second by Connie Wooley to approve financials as presented,

**Motion carried unanimously.**

**4. Consider and Discuss Possible Approval for Façade Grant Applicants:**

- a. Christy Plaza, Charlotte Heart Properties

Motion by Metta Collier, second by Connie Wooley to approve the application as presented.

**Motion carried unanimously.**

- b. 157 and 171 W. Washington St, Stephenville Rentals, LLC.

Motion by Mark McClinton, second by Metta Collier to approve the façade grant for 157 and 171

W. Washington as presented, contingent upon complete submittal of application paperwork to follow SEDA guidelines and that substantial outside work begin within the 90-day window.

**Motion carried unanimously.**

**5. Executive Session**

No report given

**6. Action taken in items discussed in executive session, if necessary**

No action taken

**7. Adjourn**

Chairman Cole adjourned the meeting at 5:12 p.m.