



REGULAR MEETING  
322 Belknap, Stephenville Texas  
Thursday April 16, 2026, at 4:00 PM

**1) Call to Order**

**2) President's Report**

**3) Consent Agenda**

Minutes from March 19, 2026  
Financials from March 2026

Minutes from March 19, 2026

The Stephenville Type B Economic Development Authority convened on Thursday March 19th, 2026 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~~ (absent)  
Metta Collier  
~~Justin Haschke~~ (absent)  
Ricky Thurman  
Kelijon Nance  
Mark McClinton  
~~Connie Wooley~~ (absent)

**Also in attendance:** Councilman Alan Nix, President/CEO Jeff Sandford, Ex Officio July Danley, Vice – President Ashleigh Feuerbacher & staff members Lauren Moore, Emily Sword and Riley Shellenberger.

**1. Call to Order**

The meeting was called to order at 4:00 p.m. by Vice Chair Ricky Thurman.

**2. President's Report**

The President's report included the introduction of Riley Shellenberger, the newest Tarleton State University intern to join staff. In addition to staff changes, a positive update was shared in connection to the hospitality sector, with 3 new builds under construction. Specifics were shared with the Tek Mak project, following a recent visit and report from owners. They have a groundbreaking scheduled for the end of April; the development will include 126 keys and approximately 6,000 square feet of meeting space. Additional project updates highlighted

activity across the community, including the new Valero, Dairy Queen construction, Branch Golf Range, and interest in legacy buildings, as well as continued interest from investors visiting the area to learn more about the local market. Sandford also reported his calendar within the last month had required travel to Austin, El Paso, San Antonio, and Dallas for various work-related events. Feuerbacher served as a judge for the Tarleton Symposium and SEDA will have a table at the upcoming Tarleton Gala. The Career Club continues to make steady progress, with strong student engagement.

### **3. Consent Agenda**

Minutes from January 15, 2026

Financials from January 2026

Financials from February 2026

**Motion** by Mark McClinton, second by Metta Collier to approve consent agenda.

**Motion passed unanimously**

### **4. Discussion and possible action related to Board of Directors annual paperwork and officer elections for 2026.**

Vice Chair, Ricky Thurman opened this agenda item by stating all Board members present would complete paperwork and record it on file with the SEDA office. As it pertains to officer elections, Motion by Ricky Thurman second Mark McClinton to extend officers in positions until after the August meeting. **Motion passed unanimously.**

### **5. Discussion and possible action regarding collaboration with the Stephenville Development Center, dba STEDCO**

Motion by Mark McClinton, second by Kelijon Nance to move forward with a memo of understanding for collaboration with STEDCO and SEDA.

**Motion passed unanimously.**

### **6. Update on marketing strategy**

President Sandford provided an update on the launch of a new marketing campaign aimed at telling the story of Stephenville, the community we serve. As part of this initiative, staff has been developing a podcast that will feature guests who can speak to the meaning and significance behind the “City of Champions” identity. Efforts are currently underway to coordinate and schedule guest appearances that will help connect these narratives, generate interest, and foster positive engagement for Stephenville. Sandford noted that the anticipated launch of the podcast is expected within the next four weeks.

### **7. Discussion and possible action related to proposed rental terms for lower level of 322 South Belknap St.**

Staff presented a facility rental agreement for Board review. Discussion was had a motion was made by Mark McClinton, second by Metta Collier to approve staff to move forward with the rental agreement as it has been presented and discussed. **Motion passes unanimously.**

## **8. Executive Session**

Vice - Chairman Thurman recessed the Regular SEDA board Meeting at 5:53 p.m. and entered Executive Session at 6:00 p.m.

In compliance with the provisions of the Texas State Government Code, Vernon's Texas Codes, Annotated, in accordance with Section 551.087 Economic Development: discussions concerning the following projects:

**Project Stanley**  
**Project Harvest**  
**Project Penn**  
**Project Smile**  
**Project Nibrah**

Vice – Chairman Thurman adjourned the Executive Session at 7:03 and convened the Regular SEDA Board Meeting at 7:03 p.m.

## **9. Action taken on items discussed in Executive Session, if necessary.**

**Motion** by Mark McClinton, second by Metta Collier to approve the exploration and creation of a task force for negotiations on Project Stanley as discussed in executive session. **Motion passed unanimously.**

**Motion** by Mark McClinton, second by Kelijon Nance to authorize \$15,000 expenditure for Project Penn from the Economic Development Fund. **Motion passed unanimously.**

## **10. Adjourn**

Vice – Chairman Thurman adjourned the meeting at 7:05 p.m.