

STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting
Stephenville, Texas
Thursday March 17, 2022

The Stephenville Type B Economic Development Authority convened on Thursday March 17th, at 4:00 p.m., 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 the date and time, 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: Chris Gifford

Marion Cole

Malcolm Cross

Wendell Hollingsworth

Matt Underwood

Lori Beaty

Also in attendance: ex – officio members, President Jeff Sandford, Vice President Ashleigh Feuerbacher, and City Council Members Gerald Cook and Ricky Thurman.

I. Call to Order.

The meeting of the Stephenville Type B Economic Development Authority was called to order at 4:01 pm. by Chairman Gifford.

II. Staff Report

- The President started the meeting by updating the Board on the continued progress and store openings at Washington Commons. The remaining store tenants were discussed along with additional openings and future announcements.
- An update was given on The Stable development and the strides being made with dirt work, drainage and infrastructure grade work. Sandford reported that the first two sites are to be turned over to Chick Fil A and McAllister's at the beginning of summer.
- Staff reported on other completed development taking place across town; Scooters, Tractor Supply (North) and the Car Wash on Washington St.
- The Board was briefed on several upcoming calendar events, ICSC Red River, ICSC RE Con, and multiple industry trade shows where Site Location Partners (SLP) would be representing Stephenville.
- President Sandford updated the Board on the many zooms staff has held with ED SUITE; the professional team working with the brand and new website for SEDA.
- In closing, President Sandford asked the Board to be mindful of the organizations growth and need for a space of our own.

III. Consent Agenda

Regular Minutes from January 20, 2022
Financial Report ending, January 31, 2022
Financial Report ending, February 28, 2022

Motion by Lori Beaty, seconded by Marion Cole to approve the Consent Agenda. *Motion Approved.*

I. Election of 2022 Officers

Motion by Chris Gifford, second by Matt Underwood to nominate Lori Beaty as Treasurer. *Motion Approved*

Motion by Loti Beaty, second by Wendell Hollingsworth for Chris Gifford to continue as Board Chair and Marion Cole to continue as Vice – Chair. *Motion Approved*

Motion by Marion Cole, second by Lori Beaty to nominate Matt Underwood as Secretary. *Motion Approved.*

II. Consider approval of Façade Grant Applicant(s)

Nance Chiropractic

Motion by Marion Cole, second by Wendell Hollingsworth to approve the Nance Chiropractic façade grant application according to the terms of the program. *Motion Approved.*

Remedy Wellness Bar

Motion by Matt Underwood, second by Lori Beaty to approve the Remedy Wellness Bar façade grant application according to the terms of the program. *Motion Approved.*

Peace, Love and Good Hair Blow Dry Bar

Motion by Wendell Hollingsworth, second by Marion Cole to approve the Peace, Love and Good Hair Blow Dry Bar façade grant application according to the terms of the program. *Motion Approved. (Gifford and Cross voting nay)*

Additional discussion took place amongst the Board after reviewing all façade grant applications. It was determined that the Board would like to review the guidelines and procedures of the program to ensure the policy is accurate and fair for future façade grant recipients. Staff was instructed to provide the program guidelines to the Board for discussion at the next monthly meeting.

IV. Executive Session

The Board went into Executive Session at 5:01 p.m. In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with Section 551.087 Economic Development: discussion concerning the following projects:

1. Project P2
2. Project ISG
3. Project Grizzly
4. Project Maverick
5. Project Reload

V. No action taken on matters discussed in Executive Session.

The Board reconvened in open session at 5:35 p.m. No Action Taken.

VI. Adjourn

Chairman Gifford adjourned the meeting at 5:35.