

STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY

1050 Airport Road, Stephenville TX

March 16th, 2023

4:00 p.m.

The Stephenville Type B Economic Development Authority convened on Thursday, March 16th, 2023 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
Metta Collier
Malcolm Cross
Wendell Hollingsworth
~~Matt Underwood~~ (absent)
Lori Beaty
Kelijon Nance

Also in attendance: ex – officio members, President Jeff Sandford, Vice President Ashleigh Feuerbacher, City Council Member Gerald Cook, Commissioner Joe Brown and July Danley and Marion Cole

I. Call to Order The meeting of the Stephenville Type B Economic Development Authority was called to order at 4:00 pm. by Chairman Gifford. A quorum was confirmed

II. President's Report

- President Sandford reported on events and meetings staff has attended over the past month: Sandford attended the TEDC Winter Conference and was able to meet with Adriana Cruz, the Governor's Director of Economic Development and Tourism, and Carlton Schwab, President/CEO of the Texas Economic Development Council. Other meetings consisted of in-office developer meetings, and an assortment of zooms and conference calls. Other SEDA-represented functions include: the Tarleton Gala, Tarleton Town Hall, STEDCO, Town & Gown, and City Council/Planning & Zoning meetings. Upcoming events include the Stephenville Industry Social (April 17) and the ICSC Annual Conference (May 21).
- A legislative update was given as several bills in consideration in Austin relate to local and state-wide economic development. One bill he participated in promoting pertains to additional funding for the film industry in Texas, currently impacting Stephenville. He also noted that other state-wide grants are being re-designed as previous ones reached sunset status. Sandford told the Board he would keep them updated on any specific bills which might impact the organization.
- The new staff position, Director of Administration & Marketing, was already positively impacting the organization, specifically in terms of financial transaction reports and improved administrative coordination. Additionally, at long last, the vision for SEDA's re-brand and marketing expansion was being addressed.
- The latest addition to the Stable development, McAlister's Deli, is under construction and is set to open in June, their neighbor Chick-fil-a continues to exceed corporate expectations.
- Sandford also gave site development updates on the following projects; Dale St. medical facility, H Tea O, The Front Porch, Atwood's Ranch and Home Goods, and the Wyatt.
- In closing Sandford discussed the TIRZ 1 financial contributions from SEDA, and how the monies are withdrawn and reported. In short, as the sales taxes are collected at different intervals and reflective of activity in the past, each monthly report is subject to be altered accordingly. The Board understood the expected variance and appreciated the explanation.

III. Consent Agenda

1. Regular Minutes from February 16th, 2023
2. Financial Report ending February 28th, 2023

Motion by Lori Beaty, seconded by Metta Collier to approve the Consent Agenda.
Motion Approved.

IV. Stephenville Type B Economic Development Authority, Compliance Forms

Sandford presented compliance forms to the Board, including: Code of Ethics, Non-disclosure and Conflict Of Interest forms. Staff and Directors signed the updated documents, and are expected to do so on an annual basis.

V. Executive Session

The Board went into Executive Session at 4:37 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 Blue
2. Project Oscar
3. Project MOD
4. Project Black Granite
5. Project First Wave
6. Project Tabletop

VI. Action Taken on matters discussed in Executive Session. No action taken

VII. Adjourn.

Meeting was adjourned at 5:07 p.m.

