

REGULAR MEETING
1050 Airport Rd, Stephenville Texas
Thursday September 19th, 2024, at 4:00 PM

The Stephenville Type B Economic Development Authority convened on Thursday, September 19th, 2024 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 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
Malcolm Cross
Ricky Thurman
Kelijon Nance
Mark McClinton
Justin Haschke

Also in attendance: ex – officio members, President Jeff Sandford, Chamber President July Danley, Staff Ashleigh Feuerbacher and Lindsey Thompson, and City Council Member Gerald Cook, City Council Member Alan Nix and Chris Gifford.

Call To Order

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

Facility Update

322 S. Belknap is one step closer to being the headquarters for the Stephenville Economic Development Authority. The two-step process for this transaction was initiated by signature on September 12, 2024, and will be finalized Nov. 13, 2024. Sandford stated that it is very exciting to assign the first physical address owned by our organization, since serving the community from 2015.

President's Report

President Sandford opened by highlighting several project updates in and around town. Interstate Inn continues to inch closer to project completion and their Grand Opening in December. Sandford stated the project has already created a new level of attention to the southeast corner of our community. The MOD motel development team has been an energetic group to work with and they are proud to bring this level of investment to our community. Another area of town with dirt turning is the southern portion of Harbin Drive. The town homes and Bosque River Tap House continue to make visible progress. Clean Control continues to grow into their Texas headquarters with new machinery and increased manufacturing abilities. Their employment numbers are growing, and they were happy to report that our local ACE hardware store is now carrying several product lines in store. The DFW Interface Conference was held, and President Sandford was a panelist representing Stephenville amongst communities across North Texas. Sandford mentioned that Stephenville is gaining attention of others and becoming more recognized. He mentioned that a contributing factor to the growth is Tarleton State University, where there are currently 2 construction cranes working on campus. Sandford encouraged the Board and those attending to support Tarleton by participating in purple Thursday and other campus spirit events. President Sandford also mentioned that staff was asked to speak at the 2024 Economic Development Forum hosted by Workforce Solutions of North Central Texas. It was also mentioned that the Texas Workforce Commission notified Schreiber Foods that they are a top 5 finalist for a Statewide Workforce Award. Staff will attend the banquet with Schreiber leadership in December. President Sandford shared information related to a proposed Historic Overlay District, which creates a new layer of guidance for the exteriors of buildings in a to – be determined downtown district. A concern was that, as it reads now, the ordinance would remove

SEDA from a future role in façade grant approvals by replacing with the appointed historic committee. Sandford encouraged everyone to read the entire Historic Overlay District document and take any questions you may have to a committee member. The Historic Overlay District will go to PNZ on October 16th, 2024. Councilmen Cook offered additional details and information as to how the committee organized the ordinance. He also asked everyone to review the document and create a conversation about how to move forward and preserve the Downtown. In closing, Sandford talked about some local current business closings. The closings are reflections of individual business owners, local management or a national corporate crisis. SEDA presented data and analytics compiled with information on retail and quick serve locations in the vicinity of the closings. The numbers came proving the consumer purchasing market is still very strong in our trade area.

Consent Agenda

- a. Minutes from August 15th, 2024
- b. Minutes from August 28th, 2024
- c. Financials from August 30th, 2024

Motion by Kelijon Nance, second by Metta Collier to approve minutes from August 15th and August 28th, 2024. **Motion carried unanimously.**

Financials were pulled from the Consent Agenda to discuss a transaction that would need Board direction and approval. The architectural fee related to the Castles renovation has been invoiced for our respected portion. SEDA was asked to pay in full before the end of the fiscal year. Motion by Justin Haschke, second by Metta Collier to pay the city architectural fee in the amount of \$14, 572.00 out of outside professional and the remaining \$9,862.80 out of economic development projects.

Motion carried unanimously.

Motion by Kelijon Nance, second by Justin Haschke to approve August 30th financials as presented.

Motion carried unanimously.

Executive Session

Chairman Marion Cole recessed the Regular SEDA Board Meeting at 5:10 p.m. and entered Executive Session at 5:10 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 project.

1. Project Bridge
2. Project Homer
4. Project Congo
5. Project Feather
6. Project Azul
7. Project Crown
8. Project Digit

Chairman Cole adjourned the Executive Session at and convened the Regular SEDA Board meeting at 5:52 p.m.

Action taken on items discussed in executive session, if necessary

No Action Taken

Adjourn

Chairman Cole adjourned the meeting at 6:11 p.m.

