



STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY
Monthly Meeting
SEDA Conference Room
Thursday, February 21, 2019 at 11:30 a.m.

The Stephenville Type B Economic Development Authority (SEDA), convened on February 21, 2019 in the Clark Field Municipal Airport Conference Room, 1050 Airport Road, for the purpose of a regular business meeting, 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:

- President: Shelby Slawson
- Vice President: Gerald Cook
- Treasurer: Fisher Rinderknecht (absent)
- Secretary: Marion Cole
- Directors: Pete Cooper
Malcolm Cross
Chris Gifford

Also in attendance: ex-officios Jeff Sandford, Allen Barnes, Doug Svien; and SEDA Assistant Director Ashleigh Feuerbacher,.

- I. **Call to Order.** The meeting of the Stephenville Type B Economic Development Authority was called to order at 11:30 am on February 21, 2019, by President Slawson.
- II. **Consider approval of Minutes.** The Board discussed revisions to the draft minutes. MOTION by Chris Gifford, second by Gerald Cook, to approve minutes, as revised, of the January 17th, 2019 and February 18th, 2019 meetings. Motion passes.
- III. **Financial Report.**
 - a. Treasurer’s Report - Jeff Sandford presented the January financial report and provided a listing of expenditures to the Board for review. MOTION by Marion Cole, second by Chris Gifford, to approve the financial report. Motion passes.
 - b. Economic Development project, SRH Hospitality – MOTION by Chris Gifford to set aside \$175,000 for the SRH railroad quiet zone, providing that whatever portion of that amount is not spent for the quiet zone this year shall be rolled over to the next fiscal year. Second by Gerald Cook. Motion Passes.
- IV. **SEDA Executive Director’s Report.** Jeff Sandford provided an update on the SEDA website and possible revisions. He reviewed some recent collaborations, projects and events that SEDA has taken part in (both big and small) including the job fair in Fort Hood, façade grants, Burger King, Panda Express, Legislative Day, etc.
- V. **Discussion/update from Stephenville Future Development Planning Task Force.**
(This agenda item was moved from item VI to V due to time constraints for those involved.)
Brandon Huckabee delivered the update on bettering community involvement, growing housing, providing more job opportunities, improving roads, and possible grant options that can help achieve all of those improvements.

- VI. **Discussion/update from Strategic Plan Task Force.**
(This agenda item was moved from item V to VI due to time constraints for those involved.)
Malcolm Cross gave an update that the task force is continuing to work on revisions to draft strategic plan. No action taken.
- VII. **Consider approval of professional services agreement with Lynn Law, PLLC for labor/employment law services regarding Policies & Procedures manual.** Jeff Sandford delivered information to the board regarding the agreement sent from Lynn Law, PLLC. No action taken.
- VIII. **EXECUTIVE SESSION.** President Slawson recessed the open portion of the meeting at 12:25p.m. The board reconvened in executive session at 12:25 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 Sections 551.087 Economic Development; discussion concerning the following projects:
- a) Project Tarleton Crossings
 - b) Project CS
 - c) Project Select Fuels
- Director Cross departed at 12:26 p.m.*
- IX. **Action taken on matters discussed in Executive Session.** The Board reconvened in open session at 12:47 p.m. No action taken.
- X. **Consider approval of a professional services agreement with David Pettit Economic Development Group, LLC, for services to establish a tax increment reinvestment zone.** Jeff Sandford reviewed preliminary information regarding a potential TIRZ and the potential agreement between the City and David Pettit Economic Development Group, LLC for creation of the TIRZ. MOTION by Gerald Cook and seconded by Marion Cole to partner with the City by paying up to \$10,000 toward the City's agreement with Pettit for establishing TIRZ 1. Motion Passes.
- XI. **Adjourn.** Motion by Chris Gifford, seconded by Gerald Cook to adjourn the meeting. President Slawson adjourned the meeting at 1:03 p.m.


Shelby Slawson, President

Attest:


Marion Cole, Secretary