SLATON ECONOMIC DEVELOPMENT CORPORATION

SEDCO BOARD ROOM

February 1, 2024

THOSE PRESENT: Clif Shaw, Joe Janick, Nancy Norman, Teffanie White, Carlos Garcia, Jason Corley, Mishel Jeffcoat, April Behnke, Bethanie Schaefer, Lezlee Harlan, and Barbara Hopper.

1. Open – Joe Janick called the meeting at 12:01 pm in the SEDCO Office Building.
2. Invocation – Nancy Norman offered the invocation.
3. Election of 2024 Officers

Nancy Norman made the motion to nominate Clif Shaw as President of the SEDCO Board. Jason Corley seconded the motion. Carlos Garcia nominated Joe Janick as Vice President of the SEDCO Board. Jason Corley seconded the motion. Clif Shaw nominated Nancy Norman as Secretary/Treasurer of the SEDCO Board. Carlos Garcia seconded the motion. The slate of officers presented passed unanimously.

1. Abstention and Conflicts of Interest – None
2. December 21, 2023 Regular Meeting Minutes – Nancy Norman made a motion to accept the December 21, 2023 regular meeting minutes as presented. Joe Janick seconded the motion. The motion carried unanimously.
3. Financial Statement and Monthly Bills – Joe Janick made the motion to accept financial statements and monthly bills as

presented. Nancy Norman seconded the motion. The motion carried unanimously.

1. Comments from the Public – Limited to 5 minutes – none
2. Public Hearing: Public Hearing opened at 12:05 pm. Public Hearing closed at 12:06 pm.

Library of Legacies Townhome, 900 S 23rd Street, Slaton Texas – Project in the amount of up to $10,000.00 for a Building Construction Grant – No public comments were made.

1. Director and or Presidents Report:
2. Discuss Confidentiality Agreement with board and have board members and staff sign the agreement – The Board looked over the Confidentiality Agreement as Barbara Hopper explained much of the information and all of the board members and staff signed the agreement.
3. Discuss information received from broker Robert McWilliams on a Burkes Outlet Store for Slaton – Barbara Hopper reported to the new members of the Board what work has been done over the last ten months to bring a Burkes Outlet Store to Slaton.
4. Discuss possibility of contracting with Opportunity Strategies, LLC for a one, two, or three year Strategic Plan – Barbara Hopper reported that Wolfforth EDC has worked with Opportunity Strategies, LLC for a strategic plan for their city and would like our Board to look at their website to consider contracting with them in the future for a strategic plan for Slaton.
5. Discuss, consider, and take necessary action on contracting with Retail Coach for retail recruitment in Slaton – Teffanie White made a motion to table any action on contracting with Retail Coach at this time. Jason Corley seconded the motion. The motion carried unanimously.
6. Discuss Leading EDG progress report – The Board reviewed a report submitted by Leading EDG.
7. Discuss, consider, and take necessary action on renewing contract with Leading EDG – Nancy Norman made a motion to renew the contract with Leading EDG. Jason Corley seconded the motion. The motion carried unanimously.

g. Prospective new businesses – No new businesses to report on at this time.

10. Executive Session:

An Executive Session may be held under the Provisions of Texas Government Code Section, 551.071;

551.072; 551.073; 551.074; 551.086

a.  Section 551.086 – Deliberations regarding economic development negotiations – Dragon Rentals, LLC

b. Section 551.086 – Deliberations regarding economic development negotiations – Thrift Store

c. Section 551.086 – Deliberations regarding economic development negotiations – My Small Slaton Company

d. Section 551.086 – Deliberations regarding economic development negotiations – Dance Studio

The Board went into Executive Session at 12:46 pm regarding Sections 551.086.

The Board came out of Executive Session at 2:10 pm. No action was taken during Executive Session.

Any action as a result of this Executive Session will be made in open session.

Clif Shaw announced, it is now 2:11 pm, we are back in open session.

11. Discuss and Consider any Action to be Taken After Executive Session

a. Section 551.086 – Deliberations regarding economic development negotiations – Dragon Rentals, LLC –

Joe Janick made the motion to decline the request to extend the renewal option for Dragon Rentals, LLC at

125 N 8th Street at this time. Carlos Garcia seconded the motion. The motion carried unanimously.

b. Section 551.086 – Deliberations regarding economic development negotiations – Thrift Store – Joe Janick

made the motion to lease 118 W Garza to Brick Street Thrift and Boutique for one year at $500.00 per month

and require the tenant to pay for monthly pest control services. Jason Corley seconded the motion. The

motion passed with five for and one abstention.

c. Section 551.086 – Deliberations regarding economic development negotiations – My Small Slaton Company –

Joe Janick made the motion to table any action at this time. Carlos Garcia seconded the motion. The motion

carried unanimously.

d. Section 551.086 – Deliberations regarding economic development negotiations – Dance Studio – Nancy Norman

made the motion to table any action at this time. Teffanie White seconded the motion. The motion carried

unanimously.

12. Adjournment – 2:16 pm

Slaton Economic Development Corporation, Type B

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Clif Shaw, President

ATTEST:

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Nancy Norman, Secretary/Treasurer