SLATON ECONOMIC DEVELOPMENT CORPORATION

SEDCO BOARD ROOM

April 20, 2023

THOSE PRESENT: Benny Arguello, Joe Janick, Judy Thomas, Clif Shaw, Teffanie White, Shannon Taliaferro, Melissa McCaghren, Monique Ruiz, Tony Clark, Blake Anthony, Shannon Bond, Lezlee Harlan, and Barbara Hopper.

1. Open – Benny Arguello called the meeting at 12:00 pm in the SEDCO Office Building.
2. Invocation – Judy Thomas offered the invocation.
3. Abstention and Conflicts of Interest – None
4. March 16, 2023 Regular Meeting Minutes and March 24, 2023 Special Meeting Minutes – Clif Shaw made a motion to accept the March 16, 2023 regular meeting minutes and March 24, 2023 special meeting minutes as presented. Joe Janick seconded the motion. The motion carried unanimously.
5. Financial Statement and Monthly Bills – Joe Janick made the motion to accept financial statements and monthly bills as

presented. Clif Shaw seconded the motion. The motion carried unanimously.

1. Comments from the Public – Limited to 5 minutes – none
2. Public Hearing: Public Hearing opened at 12:02 pm. Barbara Hopper asked for input and no one present had any comment. Public Hearing closed at 12:04pm.

Heirloom Flowers & Goods 220 W Crosby, Slaton, Texas project in the amount of up to $8,000.00 for a

Building Construction Incentive.

Lorentz US Corp 710 S Hwy 84, Slaton, Texas project in the amount of up to $25,000.00 for a

Building Construction Incentive.

1. Director and or Presidents Report:
2. Discuss, consider, and take action on extending cell tower land lease with Crown Castle on SEDCO property located at 1080 Railroad Avenue – Judy Thomas made a motion to decline the offer to extend the cell tower land lease with Crown Castle. Shannon Taliaferro seconded the motion. The motion carried unanimously.
3. Discuss, consider, and take action on possible firms to do analysis consisting of: Trade Area Population, Demographics, Business/Economy for Slaton, and Retail Gap Analysis/Leakage Report required by Burkes Outlet – Shannon Taliaferro made the motion to have The Retail Coach do the proposed analysis for SEDCO at the project price of $3,750.00. Judy Thomas seconded the motion. The motion carried unanimously.
4. Discuss, consider, and take action on subscribing to Zac Tax – Barbara Hopper reported that they haven’t got back to her about Zak Tax’s capabilities to do what analysis SEDCO is needing.
5. Discuss, consider, and take action on Mural Committee report – Judy Thomas reported that the committee has met and been in contact with Giles Creative Co about mural possibilities. Judy agreed to check on maintenance of the mural and have Lezlee Harlan provide pictures and measurement estimates of the building to her.
6. Update on Projects –
   1. Dragon Rentals/Steven Respondek property purchase 116 W Garza & 125 N 8th Street – Barbara Hopper reported that Lubbock Abstract is looking to be able to close next week.
   2. Melugin Family Trust property purchase 165 w Garza – Barbara Hopper reported Terry Melugin is working with his attorney to get the legal documents drafted.
   3. Quality DEF Solutions sale of property at 250 W Lubbock Street – Barbara Hopper reported that she has gotten all the information to Service Title and Donny Smith is having a survey of the property done.
7. Prospective & New Businesses: RCCI Chemical Co – Barbara Hopper reported on a meeting with Jordan Michalewicz about her agriculture chemical company looking for property along the rail for shipping.

9. 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 – Deliberate regarding economic development negotiations – Project 2023-1

b. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-7

c. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-8

d. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-9

e. Section 551.072 – Deliberate the purchase or sale of real property

The Board went into Executive Session at 12:26 pm regarding Section 551.072 and Section 551.086

The board came out of Executive Session at 1:18 pm. No action was taken during Executive Session.

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

Benny Arguello announced, it is now 1:19 pm, we are back in open session.

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

a. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-1 – no action taken

b. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-7 – Clif Shaw

made the motion to grant Ron Hoover RV and Marine $20,000.00 for a reimbursable Building Construction incentive.

Joe Janick seconded the motion. The motion carried unanimously.

c. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-8 – no action taken

d. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-9 – no action taken

e. Section 551.072 – Deliberate the purchase or sale of real property – Shannon Taliaferro made the motion that SEDCO

will not agree to half of everything expected as the seller’s closing costs and SEDCO will need a survey of the

property paid for by SEDCO. Clif Shaw seconded the motion. The motion carried unanimously.

11. Adjournment – 1:21pm

Slaton Economic Development Corporation, Type B

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

Benny Arguello, President

ATTEST:

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

Joe Janick, Vice President