SLATON ECONOMIC DEVELOPMENT CORPORATION

SEDCO BOARD ROOM

May 18, 2023

THOSE PRESENT: Benny Arguello, Nancy Norman, Judy Thomas, Clif Shaw, Teffanie White, Shannon Taliaferro, Melissa McCaghren, Myles Martinez, Shannon Respondek, Lezlee Harlan, and Barbara Hopper.

1. Open – Benny Arguello called the meeting at 12:03 pm in the SEDCO Office Building.
2. Invocation – Judy Thomas offered the invocation.
3. Abstention and Conflicts of Interest – None
4. April 20, 2023 Regular Meeting Minutes – Clif Shaw made a motion to accept the April 20, 2023 regular meeting minutes as presented. Teffanie White seconded the motion. The motion carried unanimously.
5. Financial Statement and Monthly Bills – Nancy Norman 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 12:05 pm. Barbara Hopper asked for input and no one present had any comment. Public Hearing closed at 12:10pm.

Ron Hoover RV & Marine, 1401 N US Hwy 84, Slaton, Texas project in the amount of up to $20,000.00 for a

Building Construction Incentive.

1. Director and or Presidents Report:
2. Discuss, consider, and take action on Audit Proposal with Bolinger Segars Gilbert & Moss LLP for year ending September 30, 2023 – Nancy Norman made the motion to accept the audit proposal for $4,400.00 from Bolinger Segars Gilbert & Moss for fiscal year ending 2023, if the City of Slaton continues with their contract. Clif Shaw seconded the motion. The motion carried unanimously.

b. Discuss, consider, and take action on Mural Committee report – Judy Thomas reported that the committee is set to

meet with Jana Giles on Monday, May 24, 2023, who will begin guiding the committee on mural choices for

approximately $35 to $40 a square foot as well as the best location on the SEDCO Building to paint.

1. Update on Projects –
   1. Dragon Rentals/Steven Respondek property purchase 116 W Garza & 125 N 8th Street – Barbara Hopper reported that SEDCO closed on April 27th on the properties owned by Dragon Rentals.
   2. Melugin Family Trust property purchase 165 w Garza – Barbara Hopper reported that SEDCO closed on May 16th on the property owned by the Melugin Family Trust.
   3. Quality DEF Solutions sale of property at 250 W Lubbock Street – Barbara Hopper reported that West Texas Title is working to resolve problems that were created before SEDCO reclaimed the property so it will have a clean deed for Quality DEF Solutions purchase.
2. Prospective & New Businesses: RCCI Chemical Co – Barbara Hopper reported that Lezlee Harlan had passed on information to Jordan Michalewicz about rail property for sale for her agriculture chemical company. Barbara Hopper also reported that Jason Corley had been in touch with us and the City of Slaton for a Cement Company also looking for land along the rail with city water.

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 2023-8

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

d. Section 551.086 – Deliberate regarding economic development negotiations – Property Lease

e. Section 551.086 – Deliberate regarding economic development negotiations – Property Lease

The Board went into Executive Session at 12:10 pm regarding Sections 551.086.

The Board came out of Executive Session at 12:50 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 12:51 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 – Shannon Taliaferro

made the motion to suspend the Slaton Farmers Market project with no further action. Clif Shaw seconded the motion.

The motion carried unanimously.

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

c. Section 551.086 – Deliberate regarding economic development negotiations – Project 2023-9 – Clif Shaw made the

motion to grant Auto Diesel Systems $20,000.00 for a reimbursable Building Construction incentive with $17,000.00

out of the 2022-2023 fiscal year and obligate $3,000.00 to be granted in the 2023-2024 fiscal year. Shannon Taliaferro

seconded the motion. The motion carried unanimously.

d. Section 551.086 – Deliberate regarding economic development negotiations – Property Lease – no action taken

e. Section 551.086 – Deliberate regarding economic development negotiations – Property Lease – Judy Thomas made the

motion to lease the property back to West Texas Fireplaces for $300 per month for two months with graduating

increments every two months of additional $100.00 per month. Shannon Taliaferro seconded the motion. The motion

carried unanimously.

11. Adjournment – 1:07pm

Slaton Economic Development Corporation, Type B

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

Benny Arguello, President

ATTEST:

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

Nancy Norman, Secretary/Treasurer