

THOSE PRESENT: Mark Heinrich, Shannon Taliaferro, Nancy Norman, Benny Arguello, Mark Meurer, Lezlee Harlan, and Barbara Hopper.

1. Open – Mark Heinrich, President, called the meeting to order at 12:11 pm in the SEDCO Board Room.
2. Abstention and Conflicts of Interest – None
3. Approve April 18, 2013 Minutes and May 3, 2013 – Nancy Norman made a motion to accept the May 16, 2013 and June 13, 2013 minutes as presented. Benny Arguello seconded the motion. The motion carried with Nancy Norman, Benny Arguello, Shannon Taliaferro, and Mark Heinrich all in favor.
4. Comments from the Public – Mark Meurer, Chamber of Commerce President, thanked all of SEDCO for being actively involved in the Slaton community.
5. Director and/or President Report
  - a. General Airpark Discussion and Future Industrial Park Development – Barbara Hopper reported there was nothing new to discuss at this time.
  - b. New Hangars at Airport – Barbara Hopper reported David Guetersloh has signed the contract for his new hangar at the airport. Barbara also reported talking to an individual about building a strip of T-Hangars to lease out at the airport. She informed him SEDCO can only negotiate land leases for individual hangars and the matter would have to be approved by the city council. She explained he needed to call Toni Chrestman about getting on the council's agenda for consideration.
  - c. Klemke Note – Barbara Hopper reported Rod Klemke is still working on consolidating to enable him to build the jerky plant in Slaton. After discussion, the board agreed for Mark Heinrich and Nancy Norman to meet with Rod about making progress on the note with SEDCO.
  - d. Community Leadership Meeting – Barbara Hopper reported the committee formed from the Community Leadership Meeting on June 13, 2013 to decide on entryway markers met on Friday, June 21, 2013. Three designs have been sent to the city engineers to draw up plans. A deadline of January 2014 has been set for the project's completion.
  - e. Corporate Resolution – Sale of Lots 7 & 9-14, ORIG T SLATON, BLK 38 to the City of Slaton – Barbara Hopper reported the City needed a Corporate Resolution from SEDCO to complete the sale of the land.
  - f. IntegraCare Home Health – Barbara Hopper reported IntegraCare will be moving into the offices on July 1, 2013.
  - g. Possibility of Selling Land at Corner of 9<sup>th</sup> & Hwy 84 to LMB Land, LLC for Retail Strip Mall – Barbara Hopper reported LMB Land, LLC is wanting a price set for the property at the corner of 9<sup>th</sup> & Hwy 84 to possibly put in a retail strip mall. After discussion, the board set the price at the fair market value obtained from a broker's opinion.
  - h. Possibility of Selling Land Next to Slat-Co Printing – Barbara Hopper reported an individual contacted Lezlee Harlan on June 11, 2013 about purchasing the land next to Slat-Co Printing. He expressed interest in the land for "religious meeting purposes." After discussion, the board agreed they wanted to see the space be used for retail purposes.
  - i. Possibility of Additional Infrastructure Project for Metal Sign Manufacturing and Powder Coating Business – Barbara Hopper reported they had also asked for a water tap when he came to the board about the septic system. After discussion, the board agreed to grant additional funds for the water tap up to \$5,000.00 for the total project.
  - j. Amend 2012-2013 Budget – Barbara Hopper reported the changes needed to amend the Budget for 2012-2013. She explained these changes offer a better indication of where the funds stand this year.
  - k. Housing – Barbara Hopper reported an individual is trying to purchase the two lots available in the SmithPointe Addition to build affordable housing in Slaton as an investment for him and assist with the great need Slaton has for housing.
6. An Executive Session may be held under the Provisions of Texas Government Code Section, 551.071 551.072; 551.073; 551.074; 551.087
  - a. Section 551.074 Personnel Matters – Executive Director and Administrative Assistant Review – The board went into Executive Session at 12:31 pm under Section 551.074 personnel matters for discussion and annual review of the Executive Director and Administrative Assistant. The board came out of executive session at 12:37 pm. No action was taken during the Executive Session. The board proceeded with open session at 12:38 pm.
7. Action Items:
  - a. Approve Bills – Nancy Norman made the motion to pay all the bills as presented. Shannon Taliaferro seconded the motion. The motion carried with Nancy Norman, Shannon Taliaferro, Benny Arguello, and Mark Heinrich all in favor.
  - b. General Airpark Discussion and Future Industrial Park Development – No action at this time.
  - c. New Hangars at Airport – No action at this time.

- d. Klemke Note – Shannon Taliaferro made the motion for Mark Heinrich and Nancy Norman to meet with Rod Klemke to set up a payment schedule on the note with SEDCO. Benny Arguello seconded the motion. The motion carried with Shannon Taliaferro, Benny Arguello, Nancy Norman, and Mark Heinrich all in favor.
  - e. Corporate Resolution – Sale of Lots 7 & 9-14, ORIG T SLATON, BLK 38 to the City of Slaton – Shannon Taliaferro made the motion to approve the Corporate Resolution to sell the lots to the City of Slaton. Nancy Norman seconded the motion. The motion carried with Shannon Taliaferro, Nancy Norman, Benny Arguello, and Mark Heinrich all in favor.
  - f. Possibility of Selling Land at Corner of 9th & Hwy 84 to LMB Land, LLC for Retail Strip Mall – Shannon Taliaferro made the motion to sell the land at the corner of 9<sup>th</sup> & Hwy 84 to LMB Land, LLC for the same price as was set on the adjacent lot for \$8,000.00 per acre. Benny Arguello seconded the motion. The motion carried with Shannon Taliaferro, Benny Arguello, Nancy Norman, and Mark Heinrich all in favor.
  - g. Possibility of Selling Land Next to Slat-Co Printing – Nancy Norman made the motion to not sell the lot next to Slat-Co on the square at this time. Benny Arguello seconded the motion. The motion carried with Nancy Norman, Benny Arguello, Shannon Taliaferro, and Mark Heinrich all in favor.
  - h. Possibility of Additional Infrastructure Project for Metal Sign Manufacturing and Powder Coating Business – Nancy Norman made the motion to approve an additional \$500.00 for a water tap to BMC Powder Coat, LLC granting a total of up to \$5,000.00 total for this new business. Shannon Taliaferro seconded the motion. The motion carried with Nancy Norman, Shannon Taliaferro, Benny Arguello, and Mark Heinrich all in favor.
  - i. Amend 2012-2013 Budget – Shannon Taliaferro made the motion to accept the amended budget as presented. Benny Arguello seconded the motion. The motion carried with Shannon Taliaferro, Benny Arguello, Nancy Norman, and Mark Heinrich all in favor.
  - j. Approval of Items Eligible for Executive Session
    - a. Section 551.074 Personnel Matters – Nancy Norman made the motion to allow time off without pay for Barbara Hopper and Lezlee Harlan. Shannon Taliaferro seconded the motion. The motion carried with Nancy Norman, Shannon Taliaferro, Benny Arguello, and Mark Heinrich all in favor.
8. Adjournment – Mark Heinrich adjourned the meeting at 12:49 p.m.

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Mark Heinrich, President