

THOSE PRESENT: Clif Shaw, Joe Janick, Nancy Norman, Carlos Garcia, Jason Corley, Paula Bibbs-Samuels, Wade Willson, Lezlee Harlan, and Barbara Hopper.

1. Open – Clif Shaw called the meeting at 12:03 pm in the SEDCO Office Building.
2. Invocation – Barbara Hopper offered the invocation.
3. Abstention and Conflicts of Interest – None
4. October 17, 2024 Regular Meeting Minutes – Nancy Norman made a motion to accept the October 17, 2024 regular meeting minutes as presented. Carlos Garcia 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. Nancy Norman seconded the motion. The motion carried unanimously.
6. Comments from the Public – Limited to 5 minutes – none
7. Director and or Presidents Report:
 - a. Discuss, consider, and take action on adding Lezlee Harlan to the Peoples Bank Checking and Money Market Accounts – Nancy Norman made the motion to have Lezlee Harlan, the future Executive Director of SEDCO, added to the Peoples Bank checking and money market accounts. Carlos Garcia seconded the motion. The motion carried unanimously.
 - b. Discuss, consider, and take action on cancelling the Prosperity Bank Credit Card to get a Peoples Bank Credit Card in Lezlee’s name – Carlos Garcia made the motion to get a new credit card in Lezlee Harlan’s name through Peoples Bank and cancel the current credit card from Prosperity Bank. Nancy Norman seconded the motion. The motion carried unanimously.
 - c. Discuss, consider, and take action on recommendations to the City Council for three board seats that terminate December 31, 2024 – Nancy Norman, Joe Janick and Clif Shaw – Carlos Garcia made the motion for the Slaton Economic Development Corporation Type B Board to recommend Nancy Norman, Joe Janick, and Clif Shaw to the Slaton City Council to retain their board seats and each serve another two-year term. Jason Corley seconded the motion. The motion carried unanimously.
 - d. Report from Clif Shaw on financing available through SPAG – Clif Shaw reported that financing is available for business start ups through the National EDC with assistance from SPAG connecting with lenders.
 - e. Discuss, consider, and take action to amend our motion from October 17, 2024 to increase the approved engineering study or architectural review of the SEDCO property at 165 W Lubbock Street from not to exceed \$5,000.00 to “not to exceed \$6,000.00 per request of Jason Corley – Jason Corley made the motion to increase the engineering study or architectural review of the property at 165 W Lubbock Street up to but not to exceed \$6,000.00. Nancy Norman seconded the motion. The motion carried unanimously.
 - f. Report from Clif Shaw and Wade Willson on Retail Strategies Downtown Action & Planning Implementation Support Plan to transform Slaton’s Downtown future – Clif Shaw and Wade Willson reported on a webinar from Retail Strategies on Incentive and Policy for Texas Downtowns. This would be an opportunity for the City of Slaton and SEDCO to work together to implement ideas to improve Slaton.
 - g. Update on The Retail Coach progress for retail recruitment in Slaton – Barbara Hopper gave the update from The Retail Coach.
 - h. Prospective new businesses – No new businesses to report on at this time.
8. 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 – Water & Wastewater Modeling update and Tax Abatement for potential retail businesses – Project 2024-25-1
The Board went into Executive Session at 12:49 pm regarding Sections 551.086 and 551.074
The Board came out of Executive Session at 12:55 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 1:56 pm, we are back in open session.
9. Discuss and Consider any Action to be Taken After Executive Session
 - a. Section 551.086 – Deliberations regarding economic development negotiations – Water & Wastewater Modeling update and Tax Abatement for potential retail businesses – Project 2024-25-1 – Jason Corley made the motion to reimburse the City of Slaton for the bill for the engineering on surveying the property for water and wastewater modeling for prospective businesses. Carlos Garcia seconded the motion. The motion carried unanimously.
10. Adjournment – 12:56 pm

Slaton Economic Development Corporation, Type B

By: _____
Clif Shaw, President

ATTEST:

By: _____
Joe Janick, Vice President