

MINUTES OF A REGULAR MEETING OF THE STAFFORD ECONOMIC DEVELOPMENT CORPORATION, TEXAS HELD IN THE COUNCIL CHAMBER IN SAID CITY ON TUESDAY, JANUARY 25, 2022

On the 25th day of January, 2022, at 7:00 p.m., the Stafford Economic Development Corporation, Texas met in regular session in the City Council Chamber in said City. President Guerra called the meeting to order. The following Board Directors were present: President Wen Guerra; Vice President Ken Mathew; Directors Joe Rome; Randy Krahn; Gwen Goodwin and Lawrence Vaccaro. Absent: None. The following City staff were present: Nicola Browe (Acting City Secretary); and Katie Rutherford Olson & Olson, LLP Attorney).

1. President Guerra called the meeting to order at 7:00 PM
2. Pledge of Allegiance.

ANNOUNCEMENTS:

3. (a) Discussion and update on the License Plate Reader project.  
Captain Patrick Herman presented to the Board of Directors and update on the LPR project.

(b) Public comments on item (a).  
No members of the public addressed the Board of Directors.

(c) Consideration of appropriate action on item (a).  
No action was taken on this item.

4. (a) Discussion and update on SEDC projects as follows:

**(b) The Grid**

Ms. Tatyana Luttenschlager, City Planner provided an update on the Grid, to include a progress report on the 7eleven with Laredo Taco, Kelsey Sebold Clinic, Lazy Dog and the Phase III Apartments.

**(c) US90A**

Ms. Tatyana Luttenschlager, City Panner provided an update on the US90A 7eleven. An SUP (Specific Use Permit) was approved last year. Ms. Luttenschlager also discussed the shell buildings on US90A next to Circle K.

**(d) Cash Road extension**

Ms. Tatyana Luttenschlager announced that the ribbon cutting event took place for this in December.

(e) public comments on item (a-d).  
No members of the public addressed the Board of Directors.

(f) Consideration of appropriate action on item a-d.  
No action was taken on this item.

5. (a) Discussion and potential action plan for replanting of the foliage to include the removal of (zombie plants) on US90A

Ms. Tatyana Luttenschlager provided the board with up to date information regarding the foliage and that TxDOT are beginning to conduct significant landscape improvements on US90A and IH59, therefore felt the Board should wait for the design from TxDOT before moving forward with planting.

(b) Public comments on item (a).  
No members of the public addressed the Corporation.

(c) No motion was made on this item.

6. (a) Discussion of providing for accessibility on a property on US90A, a tract of 1.5 Acres.  
President Guerra stated he had been approached by the landowner and it appears from his description, that it was an oversight when the US90A was put in, but the gentleman does not have access to the US90A, he is landlocked. He wishes to sell, and it is a 1.5 acres lot which would be beneficial to the city for redevelopment.

Ms. Tatyana Luttenschlager responded on this item. She explained that he is not landlocked but does not have public access to US90, however this was nothing the City had any control over, as it was a TxDOT project.

President Guerra inquired if he were to get the land owner next door to give him joint access would that work.

Ms. Luttenschlager reiterated that the City cannot and will not have any say as to has public access to a State Highway.

The Board of Directors discussed the issue.

(b) Public comments on item (a).  
No members of the public addressed the Board of Directors.

(c) No action was taken on this item.

7. (a) Discussion of developing a project of the corporation for a drainage program.  
Mr. Bob Jones, City Engineer spoke to the board about the drainage presentation that he gave at the previous meeting and that after discussion with staff he has come up with list of where the city would best start to address drainage, and approximate costs.  
**\*\*PRESENTATION will be submitted as part of these minutes\*\***  
The Board held a lengthy discussion on the drainage projects proposed, and consulted with legal counsel and the Finance Director.
- (b) Public comments on item (a).  
No members of the public addressed the Board of Directors.
- (c) Consideration of appropriate action on item (a).  
No motion was made on this item.
8. (a) Presentation of financial statements, and information on investments; and  
Ms. Alka Shah presented the financial information to the Board of Directors., breaking down the sales tax receipts as well as investment reports. She went on to explain at the next meeting she would be brining the audited financial statements.
- (b) Public comments on item (a).  
No members of the public addressed the Board of Directors.
- (c) A motion to **approve the financial statement and accounts payable** was made by Director Rome and seconded by Director Goodwin, motion **Passed**.
- Ayes: Guerra, Mathew, Rome, Krahn, Vaccaro, Goodwin, Leonetti.  
Nays: None
9. (a) Discussion of HOT Funds Grant Application.  
Rebecca Hawthorn of FM Squared and Stafford Centre operations, presented to the board the HOT Fund Grant Application in explicit detail, explaining each term as they worked through the document. She went on to explain that great thanks to Susan Ricks, Olson and Olson is due as they have put hours of work into formulating this document. The Directors asked detailed questions and with the assistance of legal counsel and Ms. Hawthorn were able to provide clarity.
- (b) Public comments on item (a).  
No members of the public addressed City Council.
- (c) No motion was made on this item.

A motion was made to move to item # 11 next on the agenda was made by Director Goodwin and seconded by Director Rome, motion **Passed**.

Ayes: Guerra, Mathew, Rome, Krahn, Vaccaro, Goodwin, Leonetti.  
Nays: None.

11. Matters relating to the Stafford Centre including:
  - (a) Report by Bryan Blaum, President of FM Squared on event schedules, marketing plans, operations, statements and productions; and  
Ms. Rebecca Hawthorn provided the Board with an update of all operations, events and financial results.
    - (b) Public comments on item (a).  
No members of the public addressed the Board of Directors.
    - (c) Consideration of appropriate action on item (a).  
No motion was made on this item.
10. (a) Discussion of required training for elected or appointed members of a governmental body.  
Legal Counsel provided the Board with the mandates for appointed or elected officials of training required.
  - (b) Public comments on item (a).  
No members of the public addressed the Board of Directors.
  - (c) Consideration of appropriate action on item (a).  
No motion was made on this item.
12. (a) Approval of minutes for SEDC meeting December 14, 2021.
  - (b) Public comments on item (a).  
No members of the public addressed the Board of Directors.
  - (c) A motion to **Approve** the minutes as presented was made by Vice President Mathew and seconded by Director Goodwin, the motion **Passed**.  
Ayes: Guerra, Mathew, Rome, Krahn, Vaccaro, Goodwin, Leonetti.  
Nays: None

13. (a) Request for future agenda items from Board of Directors;

(b) Public comments on item (a)

No members of the public addressed the Board of Directors.

(c) No action was taken on this item

14. To hold an executive session as authorized by Chapter 551, Texas Government Code Section 551.071, consultation with attorney regarding pending or contemplated litigation on appropriate items on the agenda that fall within the attorney-client privilege relations; and Section 551.087 (2) to discuss or deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiation.

No Executive Session.

15. A motion to **Adjourn** was made by Director Rome and seconded by Director Leonetti, motion **Passed**.

Ayes: Guerra, Mathew, Rome, Goodwin, Vaccaro, Krahn, Leonetti.

Meeting adjourned at **9:07 PM**.

ATTEST:

  
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Wen Guerra, President

  
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Joe Rome, Secretary