

SHEPHERD ECONOMIC DEVELOPMENT CORPORATION

BOARD OF DIRECTORS

REGULAR CALLED MEETING

28 N. Liberty, Shepherd, Texas 77371

February 5, 2024, at 6:00pm

Members Present: Freddy Ramos, Jody Cronin, Charles Minton, Mark Porter, Mark Hamilton

Members Absent: Billy Lacoste, Kurtz Stowers,

Others Present: Debra Hagler, Lauren Migl, Isaac, Amanda and Clark Addison, Naina & her coworker, Perla, and Gendy

CALLED TO ORDER/INVOCATION/PLEDGE

Freddy Ramos called the meeting to order. Jody Cronin also led in prayer and the pledges were recited.

APPROVE MINUTES OF PREVIOUS MEETINGS

Jody Cronin made a motion to approve the minutes from the two previous (January 9th and January 29th) meetings. Mark Hamilton seconded, and the motion passed with a unanimous vote.

APPROVAL MONTHLY PAYMENT OF BILLS

Mark Hamilton made a motion to pay the bills. Charles Minton seconded, and the motion passed with a unanimous vote.

CITIZEN PRESENTATIONS:

Perla and Gendy presented the request to have a 6-month (\$1800.00) forgiveness of rent in consideration of all the upgrades they made to the space. It was explained to them that this could be discussed at the next meeting but since it was not on the agenda no action could be taken at this time.

OLD BUSINESS:

Update and take any action required for the EDC 101 Training Event.

Since it was necessary to reschedule this event a new date and time needed to be considered. The Board established that March 12th from 9:00-12:00 would be an available date for each of them.

Update and take any action required regarding local business interest to Clark Addison's video/promotional advertisement campaign.

Charles Minton made a motion to revisit this next month. Mark Porter seconded, and the motion passed with a unanimous vote. Clark and Lauren spoke with eight local businesses regarding the display. Three of them were "all in." The library requested to be a host only. People State Bank and Shepherd Super Center are interested. The Next Step is to give an all clear on a test. The price will be \$4500 for 6 months. It was questioned on how long to run the test? 3 months was suggested. This will be postponed getting more buy in from the "Maybe's." The board acknowledged to Clark that this is a good concept. Lauren will help with "Round 2." Mayor Minton suggested a display only for City Hall.

NEW BUSINESS:

Presentation from Naina Magon from Hawes Hill to introduce Tax Increment Reinvestment Zones (TIRZ) and take any action necessary.

Naina Magon presented TIRZ- Tax Increment Reinvestment Zones. She explained this is a tool for economic development. A TIRZ agreement can last up to 25 years. It can be used in the City's ETJ and can be used to partner with developers, especially in under-utilized areas with no or limited infrastructure. A base year establishes the taxable value and freezes it for the life of the TIRZ agreement. This is not a tax, but a reallocation defined by the State. This tool allows proactive and a measure of control of the development of the city. Developers like the TIRZ agreement as a mechanism to get funds back that they would not otherwise get. A Public Hearing and a Board of Directors are required. Property owners do not have to give their permission for the City to establish a TIRZ on their property. The Next Step is to determine what kind of growth and to see what properties are available for a TIRZ.

Discuss and take action required regarding maintenance and upgrades for the Shepherd Community Center.

No action was taken on this item. The board recommended getting additional quotes plus looking at someone to landscape the flower beds. Lauren initiated this by observing that the Community Center needs sprucing up as it looks dingy and eye sore. She recommends it be re-painted and have the floor re-done.

MONTHLY REPORT FROM LAUREN:

Lauren has been researching marketing grant programs at no cost. She has recently taken a class in Lufkin. She announced that O'Reilly is starting. Fuel Maxx should be open in March. She also announced that the 3-acre corner property on Hwy 59 Feeder and FM 223 has recently come on the market.

OPEN DISCUSSION & ANNOUNCEMENTS

None

ADJOURN: 6:54pm

Jody Cronin made a motion to adjourn. Charles Minton seconded, and the motion passed unanimously.

Approved by: _____
Kurtz Stowers, EDC President
*Prepared by Debra Hagler