

SHEPHERD ECONOMIC DEVELOPMENT CORPORATION

BOARD OF DIRECTORS
SPECIAL CALLED MEETING
28 N. Liberty, Shepherd, Texas 77371
November 3, 2025, at 6:00pm

Members Present: Kurtz Stowers, Mark Porter, Billy Lacoste, Kolton Purvis, Pam Ellis, Wendell Williams,

Members Absent: Charles Minton

Others Present: Debra Hagler, Lauren Migl, Ernest Bailes

CALLED TO ORDER/INVOCATION/PLEDGE

Kurtz Stowers called the meeting to order. Mark Porter led in prayer and the pledges were cited.

APPROVE MINUTES OF PREVIOUS MEETINGS

Mark Porter made a motion to approve the minutes from the meeting. Kolton Purvis seconded, and the motion passed with a unanimous vote.

APPROVE MONTHLY PAYMENT OF BILLS

Mark Porter made a motion to pay the bills. Pam Ellis seconded, and the motion passed with a unanimous vote.

CITIZEN PRESENTATIONS: None

OLD BUSINESS:

None

NEW BUSINESS:

Discuss and take action necessary regarding a Duplex Housing Project on Myrtie Drive.

No Action was required on this item. Ernest Bailes has been hired to help develop this housing development. The Duplexes are expected to be developed in three stages. The site work and a drainage study have been conducted. The duplexes will be two stories approximately 1450 square feet per home and the rent is expected to be in the \$1800.00 dollar range.

Discuss and take action regarding the grant questionnaire.

No Action was required on item at this time. It was discussed and some recommended changes were noted. A final rough draft will be presented to the board for approval at the January meeting.

Discuss and take action to create a co-director position for the EDC.

This item will be discussed further at a future meeting. The board's suggestion was that the idea be presented to the City Council and let them know the EDC is exploring this idea. Kolton presented the concept of a co-director position to help those that are already doing so much. He stated he believed he could be a side kick to Lauren. He would bring the analytical skills with the possibility of flipping properties. He emphasized to the board that they only meet once a month so basically that is 12 hours a year to develop the City. He shared that this is something he is very passionate about. Kurtz pointed out that the EDC would not want to hold onto properties. Wendell commented that investors buy cheap, flip and sell. Mark Porter stated that this sounds perfect for Kolton but pointed out that they City has hiring requirements and the job would have to be posted. Kurtz stated that he is concerned about spending money that could be spent in a more valuable way. Kolton asked what is gained by waiting? So much needs to be done outside the meeting time. Time is Money. Pam Ellis stated she felt like she was put into an awkward spot and needed time to think this through. She requested time to process this and review the budget again. The conversation ended with Kolton being given kudos for this excitement and enthusiasm.

The EDC board convened into executive session at 6:58pm to discuss Economic Development Negotiations. (Lauren's Report)

Executive session was adjourned at 7:20pm

OPEN DISCUSSION & ANNOUNCEMENTS

The annual Christmas event was mentioned with the parade starting at 6:00pm.

November 3, 2025 - Economic Development Meeting

Billy mentioned business retention.

ADJOURN: 7:29pm

Billy LaCoste made a motion to adjourn the meeting. Kolton Purvis seconded the motion. The motion passed with a unanimous vote.

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