



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for July 31, 2024

A. CALL TO ORDER

Chairman JC Stubbs called the Regular meeting of the Copperas Cove Economic Development Corporation to order at 12:02 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

JC Stubbs led the Invocation and the Pledge of Allegiance.

C. ROLL CALL

Roll call led by Brittany Sanders, Workforce Development Specialist.

Present: JC Stubbs, Chairman

Fred Welch, Executive Director

Bradi Diaz, Vice Chairman

Sheena Tanner, Marketing Director

David McPhail, Treasurer

Sean Stevens, Senior Director, BRE

Ted Gonzalez, Secretary

Brittany Sanders, Workforce Development Specialist

Anne Seneca, Special Projects Coordinator

Barbara Boulware-Wells, Legal Counsel

Absent: Anthony Martinez, Director

Fred Chavez, Council Liaison

D. ANNOUNCEMENTS

Executive Director Fred Welch asked that Alex Nelson of Nelson Brewery give an introduction about his company and future plans for downtown.

E. CITIZENS FORUM

At this time, citizens will be allowed matters other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of this item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Special Joint Workshop Meeting held on June 20, 2024. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

Chairman JC Stubbs made a motion to pull Agenda Item F1 for minor correction. Vice Chairman Bradi Diaz seconded the motion and with a unanimous vote, the motion carried.

2. Consideration and action on approval of minutes for the Regular Meeting held on June 26, 2024. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

Vice Chairman Bradi Diaz made a motion to approve Agenda Item F2. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEM

1. Consideration and action on approving the Profit and Loss report for the month of May 2024. **Fred Welch, Executive Director, Copperas Cove EDC.**

Chairman JC Stubbs made a motion to approve Agenda Item H1. Vice Chairman Bradi Diaz seconded the motion and with a unanimous vote, the motion carried.

2. Consideration and action on approving the proposal from Clark Associates for the final development and planning services for Phase II of the Narrows Business Technology Park. (Mashburn Drive Project, 45 acres tract) **Fred Welch, Executive Director, Copperas Cove EDC.**

Vice Chairman Bradi Diaz made a motion to approve Agenda Item H2. Chairman JC Stubbs seconded the motion and with a unanimous vote, the motion carried.

3. Consideration and action on approving Resolution #EDC 2024-06, amending the 2023/2024 Budget for the purchase of property located on the East side of US 190 bypass. (Phase II of the Narrows Business Technology Park, Mashburn Drive Project, 45 acres tract) **Fred Welch, Executive Director, Copperas Cove EDC.**

The total budget amount that needed to be amended was \$1,114,383.95 for the Constitution Drive rebuild and The Narrows Phase II Project (Mashburn Drive Project). CCEDC Board only approved amending \$581,500.80 for the Narrows Phase II Project and bringing the amendment for the Constitution Drive Rebuild back at the CCEDC next meeting

CCEDC Board Secretary Ted Gonzalez made a motion to approve Agenda Item H3. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS

- Executive Director Fred Welch gave an update on the following topics listed below:
 - *Recap on Business Trip to Washington DC*
 - *Update on approval of the Rail Study Grant*
 - *Update on the 15.7 acres sold in August of 2022*
 - *Update on the Mashburn Drive project*
 - *Recap on TEDC mid-year conference*
 - *Update on a presentation given to City Council on June 18th*
 - *Update on Staff participation in the Leadership Academy*
 - *Update on the approval of the EDA Grant*
 - *Update on DCIP Grant for SH 9 – submitted June 17*
 - *Update on Hometown Heroes*

- Marketing Director Sheena Tanner gave an update on the following topics listed below:
 - *Update on Career Fair Campaign*
 - *Update on Restaurant Roundtable*
 - *Update on social media*
 - *Update on upcoming marketing projects*

- Workforce Development Specialist, Brittany Sanders gave an update on the following topics listed below:
 - *Recap on the Copperas Cove Regional Career Fair on July 17th.*
 - *Update on National Association of Workforce Development Professional Conference (NAWDP)*

- Senior Director of BRE Sean Stevens on the following topics listed below:
 - *Recap of the executive committee and joint workshop meeting*
 - *Update on Community and Council Focus Groups*
 - *Update on the Strategic Plan*
 - *Update on restaurant round table*
 - *Recap of Select USA summit meeting.*
 - *Update on Restaurant Owners Facebook Group*
 - *Update on Texas Downtown Association*

- Special Projects Coordinator, Anne Seneca gave an update on the following topics listed below:
 - *#ShopCove Quarterly Pop-up Market in September.*

J. ITEM FOR FUTURE AGENDAS.

*Item F2- June 20, 2024 Special Joint Workshop meeting minutes
Resolution to amend FY 2023/2024 for expenditures for the Constitution Drive Rebuild Project.*

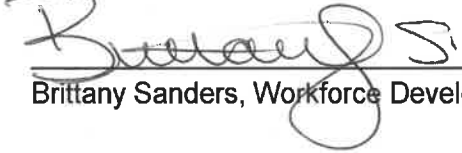
K. EXECUTIVE SESSION CONVENED

L. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION

M. ADJOURN

Chairman JC Stubbs adjourned the meeting at 12:44 p.m.

ATTEST:



Brittany Sanders, Workforce Development Specialist



Ted Gonzalez, Secretary of the Board