



**COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION**  
**Meeting Minutes for June 26, 2024**

**A. CALL TO ORDER**

*Chairman JC Stubbs called the Regular meeting of the Copperas Cove Economic Development Corporation to order at 12:06 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*

*Brittany Sanders, Workforce Development Specialist*

*Fred Chavez, Council Liaison*

*Anne Seneca, Special Projects Coordinator*

*Anthony Martinez, Director*

*Barbara Boulware-Wells, Legal Counsel*

*Absent:*

*Ted Gonzalez, Secretary*

*Sean Stevens, Senior Director, BRE*

**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 Regular Meeting held on May 22, 2024. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

*Vice Chairman Bradi Diaz made a motion to approve Agenda Item F1. Treasurer David McPhail 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 20, 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 April 2024. **Fred Welch, Executive Director, Copperas Cove EDC.**

*Vice Chairman Bradi Diaz made a motion to approve Agenda Item H1. Director Anthony Martinez seconded the motion and with a unanimous vote, the motion carried.*

2. Consideration and action on approving Resolution # EDC- 2024-05 for Copperas Cove Economic Development Corporation FY 2024-2025 Proposed Budget. **Fred Welch, Executive Director, Copperas Cove EDC.**

*Chairman JC Stubbs made a motion to approve Agenda Item H2. Vice Chairman Bradi Diaz 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:*
  - *Update on AUSA scholarship dinner*
  - *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 Rail Study Grant submission*
  - *Update on DCIP Grant for SH 9 – submitted June 17*
  - *Update on Hometown Heroes*
  - *Update on the 15.7 acres sold in August*

- *Marketing Director Sheena Tanner gave an update on the following topics listed below:*
  - *Recap on ShopCove Marketing Campaign*
  - *Update on Career Fair Campaign*
  - *Update on Restaurant Roundtable*
  - *Update on social media*
  - *Update on upcoming marketing projects*
- *Workforce Specialist Brittany Sanders gave an update on the following topics listed below:*
  - *Update on the Copperas Cove Regional Career Fair on July 17th.*
- *Fred Welch gave an update for Senior Director of BRE Sean Stevens on the following topics listed below:*
  - *Recap on attendance at TED Mid-Year Conference & SelectUSA Investment Summit*
  - *Update on Restaurant Roundtable*
  - *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.**

*None*

**K. EXECUTIVE SESSION CONVENED AT 12:35 PM**

1. Pursuant to Section 551.072 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss deliberation regarding the purchase, exchange, lease, or value of real property. **Narrows Business & Technology Park Phase II- (Mashburn Drive expansion)**
  2. Pursuant to 551.087 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session regarding the offer of a financial or other incentive to a business prospect referenced as **Project Nelson**.
- **RECONVENE INTO OPEN SESSION AT 1:23 PM FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION**
    1. *Chairman JC Stubbs made a motion to approve the Purchase Contract and Right of Entry between Jimmy Clark, Wesly Atkinson, and the Copperas Cove EDC with modification of the deed to state "Warranty" as opposed to "Special Warranty". Vice Chairman Bradi Diaz seconded the motion and with a unanimous vote, the motion carried.*
    2. *Chairman JC Stubbs made a motion to approve an economic incentive and performance agreement subject to the inclusion of a UCC1 agreement for project Nelson. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried.*

**L. ADJOURN**

*Chairman JC Stubbs adjourned the meeting at 1:29 p.m.*

ATTEST:

  
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Brittany Sanders, Workforce Development Specialist

  
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Ted Gonzalez, Secretary of the Board