

MINUTES
REGULAR MEETING OF THE
LANCASTER ECONOMIC DEVELOPMENT CORPORATION
DECEMBER 15, 2022

The Lancaster Economic Development Corporation Board of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on December 15, 2022 at 7:30 p.m. with a quorum present to-wit:

Board Members Present:

Ted Burk, President
Sandi Collier, Vice President
Ellen Clark

Board Members Absent:

Adrienne Davis
Octavia Giadolor

City Staff Present:

Shane Shepard, Economic Development Director/Assistant Board Secretary
Karl Stundins, Research and Business Development Manager

Call to Order:

President Burk called the Regular Meeting to order at 7:00 p.m. on December 15, 2022.

Public Testimony:

President Burk stated that citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were five speakers.

Laura Wiswall, 5950 Berkshire Lane, Suite 100, Dallas, Texas, addressed the board as a real estate professional. She stated that the Stewarding Space project will help the real estate market in Lancaster. She stated that the developer does great work and really cares about community.

Estelle Hernandez, 202 Creekwood, addressed the board as a local resident and small business owner. She supports the Stewarding Space project.

Ken Arkwell, 119 South Ellis Street, addressed the board as a downtown property owner. He supports the Stewarding Space project and feels that the developer will be easy to work with on downtown marketing and promotions.

Emily and Jeremy Reed, 104 North Dallas Avenue, submitted requests to speak and both did not speak but indicated that they support the Stewarding Space project.

Action Agenda:

- 1. Discuss and consider a resolution authorizing a grant agreement with Stewarding Space, LLC, in an amount not to exceed six hundred thousand dollars (\$600,000) from funds collected from the ¼ of 1 percent sales and use tax for the promotion**

and development of new and expanded business enterprises, as authorized by state law.

Economic Development Director Shepard read the item and provided a brief overview of the project.

Vice President Collier asked questions about the need for the incentive, potential tenants and the number and location of buildings included in the project. Michaella Ramler of Stewarding Space, LLC. Indicated that she has a signed letter of intent from La Calle Doce to lease one of the spaces. In addition, an Italian ice company and a small grocery indicated their intent to be future tenants.

Board Member Clark requested that the language of the agreement be amended to include language requiring that Stewarding Space, LLC take ownership of all properties included in the proposal within sixty days.

MOTION: Board Member Clark made a motion to approve the item as amended. This motion was seconded by Vice President Collier. The vote was cast 3 for, 0 against (Davis and Giadolor absent).

Vice President Collier made a motion to adjourn, seconded by Board Member Clark. The vote was cast 3 for, 0 against (Davis and Board Giadolor absent).

The meeting was adjourned at 7:18 p.m.

ATTEST:

Shane Shepard, Assistant Board Secretary

APPROVED:

Ted Burk, President