

MINUTES

**SPECIAL WORK SESSION AND REGULAR MEETING OF THE
LANCASTER ECONOMIC DEVELOPMENT CORPORATION
Thursday, October 16, 2025**

The Lancaster Economic Development Corporation Board of the City of Lancaster, Texas, met in a called Regular Meeting in the Municipal Center Conference Room of City Hall, 211 North Henry Street, on October 16, 2025 at 7:00 p.m. with a quorum present to-wit:

Board Members Present:

Ted Burk, President
Ellen Clark
Octavia Giadolor

Board Members Absent:

Adrienne Davis, Vice President
Sandi Collier

City Staff Present:

Shane Shepard, Director of Economic Development
Greg Carrell, Assistant to the City Manager
Karl Stundins, Assistant Director of Economic Development

Call to Order:

President Burk called the Special Meeting to order at 7:20 p.m. on October 16, 2025.

Public Testimony:

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 no speakers.

Consent Agenda:

1. **Consider approval of minutes from the Lancaster Economic Development Corporation (LEDC) Special Work Session and Special Meeting held on August 28, 2025.**

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

Action Agenda:

2. **Discuss and consider a resolution approving an Interlocal Occupancy and Maintenance Agreement with the City of Lancaster for the building located at 250 East First Street, Lancaster, Texas, as authorized by state law.**

Shane Shepard provided a summary of the project and the request.

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MOTION: Board Member Clark made a motion to table the item to be considered later in the meeting, seconded by Board Member Giadolor. The vote was cast 3 for, 0 against (Vice President Davis and Board Member Collier absent).

3. **Discuss and consider authorization of a contract between the Lancaster Economic Development Corporation, (LEDC) and Royer Commercial Interiors for the purchase of furnishings for the Municipal Center Annex Building, located at 250 East 1st Street, in an amount not to exceed two hundred eighteen thousand, eight hundred twenty-four dollars and ninety-one cents (\$218,824.91) from funds collected from the ¼ of 1 percent additional sales and use tax, as authorized by state law.**

Shane Shepard provided a summary of the project and the request.

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

4. **Discuss and consider a resolution extending the deadlines of a Performance Agreement between the Lancaster Economic Development Corporation (LEDC) and Bridor USA, Inc. from December 31, 2030 to December 31, 2032, to obtain a Certificate of Occupancy and maintain active operations.**

Shane Shepard informed the board that the developer wished to delay consideration of this request to a future meeting.

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

2. **Discuss and consider a resolution approving an Interlocal Occupancy and Maintenance Agreement with the City of Lancaster for the building located at 250 East First Street, Lancaster, Texas, as authorized by state law.**

MOTION: Board Member Clark made a motion to lay on the table Item 2. "Discuss and consider a resolution approving an Interlocal Occupancy and Maintenance Agreement with the City of Lancaster for the building located at 250 East First Street, Lancaster, Texas, as authorized by state law." This motion seconded by Board Member Giadolor. The vote was cast 3 for, 0 against (Vice President Davis and Board Member Collier absent).

MOTION: Board Member Clark made a motion to approve the agreement with an amendment that specifies that the LEDC will pay the cost of insurance on the building and that any insurance proceeds shall be returned to the LEDC, seconded by Board Member Giadolor. The vote was cast 3 for, 0 against (Vice President Davis and Board Member Collier absent).

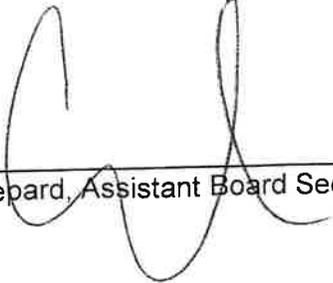
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Adjournment:

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

The meeting was adjourned at 7:42 p.m.

ATTEST:



Shane Shepard, Assistant Board Secretary

APPROVED:



Ted Burk, President