

TRINIDAD ECONOMIC CORPORATION

MINUTES

FOR MEETING: MARCH 10, 2026.

1. **Call to Order and Establishment of a Quorum:** President, Lisa Hebrank, called the meeting to order at 6:00 and established a quorum.
2. **Roll Call:** Dennis Haws, Jerry Bannister, Leah Melton, Lisa Hebrank absent: Betty Sanders, Chandra Sutton, and Regina Luckey.

Action Items

3. **Review, discuss, and consider the current proposal from Doug Lovejoy/American Tower's offer on revising our current contract on the cell tower.** Hebrank gave the committee copies of this year's offer from Doug Love-joy/American Tower. Dennis Haws reported on the discussion the committee had with Mr. Lovejoy last year. Members discussed the many meetings it took to decide last year about not accepting that offer, and how this year's offer was very similar. Dennis Haws and Jerry Bannister discussed the contract with American Tower which was included in the packet. The committee decided to decline the offer. Motion was made by Dennis Haws and seconded by Leah Melton. Motion passed unanimously.
4. **Review and discuss conditions for Performance Agreement with Trinidad Event Committee for a grant.** Dusty Bannster wanted the EDC to require a Performance Agreement for the grant of \$1,000. Hebrank discussed and shared a standard Performance Agreement. Dusty Bannister discussed that this was too much paperwork and not the right type of contract for a grant of this kind. The auditor had talked to Dusty Bannister because she wanted to have a paper-trail for the grant for \$1,000 to start a bank account. The committee decided that there would be two times of reporting of activities and the length of the contract was for one year. The committee would list for audit purposes listing of the events and expenditures for the EDC audit. The committee decided that we need to create a specific document for a grant of this type to be scheduled for the next meeting. A motion to table this item was made by Lisa Hebrank. The second was made by Jerry Bannister. Motion passed unanimously.
5. **Review, discuss, and consider the VFW/Greg Callow's presentation to the EDC.** Greg Callow appeared before the board to discuss the acquisition of an army tank for a memorial that is planned for Oncelo Airheart. Callow said that a pad had to be built for the tank to be placed on their property. He suggested

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raising funds for the pad and offered the VFW as a place to have any fund-raising benefit. The city council will still have to approve any memorial before it can be built. Callow is to appear before the city council with this same information. No action was taken. Action item was tabled. Motion to table was made by Dennis Haws and seconded Jerry Bannister. Motion passed unanimously.

6. **Review and consider the EDC budget for 2026.** Committee discussed the presented budget as it came from Chris Turner, CPA. Dennis Haws and Jerry Bannister thought the presented budget didn't represent enough of the expenses and wording were not correctly worded or represented in all the areas. Discussion was made on buying office supplies for the EDC office will be higher this year because of having to buy a printer. Lisa Hebrank made a motion to table the action item. Leah Melton seconded the motion. The motion passed unanimously.

7. **Discuss and consider the EDC acquiring their own post office box.** The committee had talked about this item in member inquiry time in last month's meeting. Dennis Haws made the motion for the TEDC to get their own post office box. Jerry Bannister seconded motion. The motion passed unanimously.

8. **EDC MEMBERS INQUIRY TIME:** Hebrank discussed an idea from the interim city administrator to have the EDC and council talk about using the EDC room as an executive session area for them during council meetings. Rent charges were discussed. No action was taken.

9. **Consent Agenda: Approval of the following minutes:** February 10, 2026. Dennis Haws made a motion to approve the minutes for 2-10-26. Jerry Bannister seconded the motion. The motion passed unanimously.

10. **Adjournment:** Dennis Haws made the motion to adjourn. Leah Melton seconded the motion. Motion passed unanimously.

Meeting adjourned at 7:15 p.m.

Approved on:

President of EDC: Lisa Hebrank **Date:** 5-12-26
Secretary of EDC: Betty Anderson **Date:** 5/12/26

Regular Session of the Trinidad Economic Development

Minutes for April 14, 2026

1. **Call to Order and Establishment of a Quorum**: President, Lisa Hebrank, called the meeting to order at 6:00 and established a quorum.
2. **Roll Call**: Dennis Haws, Jerry Bannister, Leah Melton, Chandra Sutton, Betty Sanders, and Lisa Hebrank absent: Regina Luckey.
3. **Invocation and Pledges**: Dennis Haws said the invocation. All members said the pledges.
4. **Citizens Comments**: There were no citizens comments in this meeting.

ACTION ITEMS:

5. **Discuss and consider Regina Luckey's resignation from the TEDC.**
Dennis Haws made the motion and Jerry Bannister seconded. The motion passed unanimously.
6. **Discuss and consider the Trinidad Event Committee grant contract with both parties, completed conditions, signatures, and issuance of a check for the Trinidad Event Committee.** Discussion on filling out contract pending lawyer's approval. Lawyers will evaluate the contract and return a decision to the committee. Hebrank read the contract aloud. Hebrank will scan the contract to lawyer to look at and return the validity of contract to the committee. Leah Melton made a motion to table the action item until the next meeting (May 14, 2026). Chandra Sutton seconded the motion. Motion passed unanimously.
7. **Discuss and consider the purchase of display signs for the event committee's "Farmer's Market."** Leah Melton had presented a paper with the design for the signs to the committee to look at. Jerry Bannister located a site online that made signs for his business. He looked it up for the sizes and cost of each sign. The committee discussed where in town the signs would need to be placed. The committee agreed to buy 1-4X8 double-sided, 2-4X8 single-side, and 2-3X5 single-sided signs. The signs are on sale. Dennis made a motion to approve a limit of \$400 to purchase the signs. Leah Melton seconded the motion. The motion passed unanimously.
8. **Discuss and consider the auditor's (David Godwin) suggestion to change the audit year to align with the City of Trinidad's annual audit from October 1 of each year to September 30 of the following year.** Hebrank

explained that David Godwin would like for it to align with the city audit. Leah Melton added that Godwin had contacted her, the treasurer, to see if it had been done. Jerry Bannister made the motion to change the audit dates as suggested by David Godwin, Leah Melton seconded the motion. The motion passed unanimously.

9. **Discuss and consider the presented budget for the EDC for the physical year of 2026.** Jerry Bannister was concerned about the line items “miscellaneous revenues”, “building repairs and maintenance”, “grant expenses”. Explanations were given for what each of the items stood for. Jerry Bannister said that he was satisfied with the answers on the line items. Leah Melton made a motion to accept the budget as it was presented. Chandra Sutton seconded the motion. The motion passed unanimously.

10. **Discuss and consider the EDC Performance Agreements requirements for new and current businesses to address limitations of past agreements:**

Hebrank reviewed current status of Performance Agreements with committee. Hebrank would like to have a written plan for our committee in regard to agreements. Haws feels like the agreements should be unlimited and based on the need. Jerry Bannister believes that there should be limitations on the agreements. Chandra Sutton stated that there are safeguards built in to stop abuse. Dennis Haws made a motion to table this action item. Jerry Bannister seconded the motion. The motion passed unanimously.

11. **EDC Members Inquiry Time:** Chandra Sutton wanted to know if there was any way we could use “imminent domain” to the empty businesses in town to help build businesses. Jerry Bannister said that they could leave it empty as long as they want if city ordinances and taxes were paid. Dennis Haws said we could ticket them and they don’t pay it, then we could place a judgment on them, and they can’t sell the property until the judgment was fixed. Jerry Bannister reviewed a suggestion that he had about buying and refurbishing some old houses here. Chandra Sutton suggested sending certified letters to the owners of the vacant properties. Dennis Haws shared his contact story which ended up being the same property the EDC had tried to buy but couldn’t because there wasn’t a clear title. Jerry Bannister asked about signs to sell the EDC property on Highway 31. Hebrank responded we were waiting for the Planning and Zoning to rezone the two lots into one. Hebrank raised a concern about the “fruit baskets” and the fallout from it. Purpose of “fruit baskets” were networking with the community businesses.

12. Consent Agenda: Approval of the following invoices and minutes:

January 2026, February 2026, March 2026 and minutes for 4-10-26

Motion was made by Chandra Sutton. Dennis Haws seconded the motion. The motion passed unanimously.

13. Adjournment: Motion was made by Dennis Haws. Jerry Bannister seconded the motion. The motion passed unanimously. Meeting ended at 7:28 P.M.

APPROVED ON: 5-12-26

EDC PRESIDENT: Risa Leonard

DATE: 5/12/26

EDC SECRETARY: Debbie Anderson

DATE: 5/12/26