

NOTICE OF MEETING

TRINIDAD ECONOMIC DEVELOPMENT CORPORATION

Tuesday, January 13, 2025 – **6:00 p.m.**
Trinidad Council Chambers, 100 Park St., Trinidad, Texas 75163

Notice is hereby given that a Regular Session of the Trinidad Economic Development will be held on **Tuesday, 13th day of January 2025 at 6:00 p.m.** at City Hall, 100 Park Street, Trinidad, Texas, at which time the following subjects will be discussed.

Notice of Possible Quorum of the City Council: Notice is hereby given that a quorum of the City Council and/or Zoning Commission may attend the TEDC meeting. *Members present were Lisa Hebrank, Dennis Haws, Leah Melton, Betty Sanders, and Jerry Bannister.*

1. Call to order and establishment of quorum-*Lisa Hebrank called the meeting to order at 6:00 p.m. with all members present.*
2. Invocation/Pledges-*Dennis Haws said the invocation. The pledges were said by all in attendance.*
3. **Citizen comments:** Comments from citizens are limited to five (5) minutes each. No action may be taken. Any person desiring to speak must fill out the comment form prior to the gaveling to order of the meeting. Any person desiring to speak must come to the podium and be recognized by the presiding officer.- *Hebrank acknowledged Dusty Bannister for comment time. Dusty Bannister explained about a new committee being formed called "Event Planning Committee." She explained the committee's purpose of formation to create events for the city to engage the citizens and others outside of the city to come visit and engage with Trinidad. She and other members are developing plans to bring events to the city. She also to be added to the next EDC agenda in order to ask for the TEDC to make a contribution to the committee to cover start-up fees.*
4. Interview applicants Regina Luckey & Chandra Sutton to become members of the EDC committee. *(This item exchanged places with #6 for the sake of time). TEDC members used interview questions to ask Regina Luckey and Chandra Sutton about their interest in the TEDC. Regina Luckey had been involved with coaching in Henderson County and had worked with the creation of Hybrid Schools. She is interested in the economics of the city and has a health and wellness business that is done online. Chandra Sutton had been on TEDC before when it had gotten disbanded. Chandra had been in city government in the cities where she had lived. She has been to college and earned a bachelor's degree in business. Hebrank discussed with the 2 applicants about the time of the regular meetings and what day it was held on. Both potential members embraced the idea of working on the TEDC.*
5. Discuss & consider Regina Luckey & Chandra Sutton for membership on the EDC committee. *Committee discussed the addition of Regina Luckey and Chandra Sutton to the TEDC board. Dennis Haws made the motion to approve Regina Luckey and Chandra Sutton to the TEDC board. Leah Melton seconded the motion. The committee voted and motion was passed unanimously.*

6. Discuss and consider hiring Christopher Turner for CPA services to assist with budget preparation, audit assistance, track revenues and expenditures, updating EDC monthly on EDC financial health, assist with public fund restrictions. *This item was moved upward to #4 because of time. Lindsey Patterson, city administrator, gave a description to the committee of what Chris Turner's job duties would be for the TEDC. Hebrank asked any questions to the committee and no one responded. Hebrank asked for a motion. Hebrank made the motion to hire Christopher Turner as TEDC's CPA. Dennis Haws seconded the motion. The committee voted. 3 votes were for the motion to hire Chris Turner. 2 votes were not for the motion to hire Chris Turner. The motion carried to hire Chris Turner (3 to 2) for TEDC's CPA.*
7. Discuss & consider Walter Mazariegos potential assistance for his business located at 708 ST HWY 31 EAST. *Walter Mazariegos and his wife came and discussed their plans for opening a breakfast taco stand, snack stand, and farmer's market on the corner of Highway 31 and FM 1667. Jerry Bannister mentioned they needed to contact the Fire Marshall to give advice on what kind of equipment to purchase for their taco stand. Hebrank encouraged them to contact and make an appointment with the Fire Marshall asap. Hebrank went over the process of applying for an incentive for their business. The Mazariegos said they would contact the Fire Marshall, do the research for what they needed, and return to the committee with the results. No action was taken at this time.*
8. Create, discuss, and consider presentation of a revised and detailed contract with the City of Trinidad on the rental of the EDC room. *(This motion was moved to after #13). All agreed that we need to revise our contract with the city on the renting of the EDC room. Discussion was made on what to talk to the council about in the negotiating the room rental contract. No action taken on this item.*
9. Discuss & consider \$300 charge for Microsoft to be added to EDC office computer. *Motion was made by Leah Melton and seconded by Jerry Bannister. Committee voted and motion passed unanimously.*
10. Discuss & consider bill from Anderson, Marx & Bohl. *Dennis Haws went over information that he had gathered from Anderson, Marx, and Bohl. Due to the change of administration, the committee withdrew the contract. The city does employ an auditor that includes TEDC audit in with the city. TEDC is responsible for a 995\$ bill. Dennis Haws worked to get more information out of them and was unable to get more descriptive information. Motion was made by Jerry Bannister to table this motion. Dennis Haws seconded the motion. Committee voted and motion passed unanimously.*
11. Discuss & consider adding Leah Melton to the signature card for 1st State Bank for enablement of signing checks. *-Dennis Haws made a motion to add Leah Melton to the signature card on the TEDC account in order to sign checks. Jerry Bannister seconded the motion. The committee voted and the motion passed unanimously.*
12. Discuss & consider changing names on EDC debit cards to Lisa Hebrank & Leah Melton. *Jerry Bannister made the motion to change names on the EDC debit cards to Lisa Hebrank and Leah Melton. Dennis Haws seconded the motion. The committee voted and the motion passed unanimously.*

13. **Discuss & consider acquiring and electronic keyless door entry for the EDC office door.** *Committee discussed the purchase of an electronic keyless door entry, like the other entities at city hall, have on their door. Dennis Haws made the motion to purchase the keyless door entry. Jerry Bannister seconded the motion. The committee voted and motion passed unanimously.*
14. **Board Members Inquiry Time:** Pursuant to Tex. Gov. Code Sec. 551.042 the Members may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy, or a statement of specific information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting. *Jerry Bannister wants to rebuy back the old EDC property. Jerry mentioned about the property by the Fire Station and by the Community Center to purchase but has 3 lots and 3 owners and has back taxes owed on the property. He wants TEDC to research ownership and potentially buy the property. Chris Riley's property, across the railroad tracks, is for sale at 5500\$. Jerry Bannister suggested TEDC purchase the property. Dennis Haws wanted to know where TEDC got limits on our Performance Agreements. Discussion was around limits or no limits on the incentives. This will be added to a future agenda.*
15. **Consent Agenda:** All matters listed under Consent Agenda are considered to be routine by Economic Development Board and will be enacted by one motion. If discussion is desired, that item will then be removed from the Consent Agenda and will be considered separately.
**No items were listed to vote on.*
16. **Adjournment**
Motion was made to adjourn by Jerry Bannister. Leah Melton seconded the motion. The committee voted and the motion passed unanimously. Meeting ended at 7:30 p.m.

Trinidad Economic Development Corp.



Lisa Hebrank, EDC President

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the Trinidad Economic Development Corporation is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the front window in the City Hall at 212 Park Street, Trinidad, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 6, 2026 at 4:00 o'clock p.m. and remained so posted continuously for at least 3 days preceding the scheduled time of said meeting.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Lindsey Patterson at (903) 778-2525 five (5) work days prior to the meeting so that appropriate arrangements can be made.

Dated this the 6th day of January 6, 2026

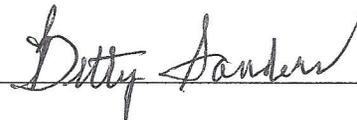
Trinidad Economic Development Corporation

A meeting that is "open to the public", pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices. Should any final action, final decision or final vote be required in the opinion of the City Council about any matter considered in such an executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

Approved:  Lisa Hebrank, President

Date Approved: 2-10-26

Attest:

 Betty Sanders, Secretary