

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS
SPECIAL CALLED MEETING
ON SEPTEMBER 16, 2025
AT 11:00 A.M.**

A special called meeting of the Sherman Economic Development Corporation (SEDCO) Board of Directors was convened in the Assistant City Managers' Conference Room, inside the Sherman City Hall, 220 W. Mulberry St, Sherman, Texas on September 16, 2025, at 11:00 a.m.

MEMBERS PRESENT: Ms. Gail Utter (Chair), Mr. Scott Bandemir (Vice Chair), Mr. Jason Brumm (Secretary), Mrs. Robin Phillips, Mr. Willie Steele, Mr. Rob Wilson

MEMBERS ABSENT: Dr. Al Hambrick

EX OFFICIO Mayor Shawn Teamann, City Manager Dr. Zachary Flores, SISD
MEMBERS PRESENT: Superintendent Dr. Thomas O'Neal

EX OFFICIO Assistant City Manager Terrence Steele, Council Member Juston
MEMBERS Dobbs, Council Member Josh Stevenson
ABSENT:

STAFF PRESENT: Mr. Kent Sharp, Mrs. Ashton Bellows, Ms. Michelle Adams

STAFF ABSENT: Mrs. Shannon Blake, Ms. Camila Bocanegra

GUESTS PRESENT: Michael Hutchins, Jeff Moore

**CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN,
RECOGNITION OF GUESTS, INVOCATION**

Ms. Utter called the meeting to order at 11:00 a.m., declared a quorum present, meeting declared open.

The invocation was given by Mr. Sharp.

PUBLIC COMMENTS

There were no public comments.

EXECUTIVE SESSION

The Sherman Economic Development Corporation held an Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Code Annotated, in accordance with the authority contained in the following sections:

- a. 551.071 (Consultation with Attorney)
- b. 551.072 (Deliberations about Real Property)
 - 1. Disposition and Acquisition
 - 2. Sewer Line Relocation in Park VI
 - 3. Tortilla Way Extension & Water Line
 - 4. Infrastructure Easements in Progress Parks
- c. 551.074 (Personnel Matters)
- d. 551.087 (Business Prospect/Economic Development)
 - 1. Wrap, EZ, Turtle

The open meeting recessed in executive session at 11:01 a.m.

**RECONVENE OPEN MEETING AND CONSIDER APPROVAL OF THE ITEMS DISCUSSED
IN EXECUTIVE SESSION**

Ms. Utter reconvened the open meeting at 11:14 a.m.

**CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2025.18 (Easy Foods Sewer Cost
Amendment)**

Mr. Sharp presented Resolution No. SEDCO-2025.18 amending Resolution No. 2024.14 authorizing assistance for Easy Foods, Inc., to include financial assistance in the amount of one-half of the actual costs to move an existing sewer line and in an amount not to exceed \$325,000.00.

Motion was made by Mr. Brumm and seconded by Mr. Wilson to approve Resolution No. SEDCO-2025.18. Motion was approved unanimously.

**CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2025.19 (Lawrence
Equipment/Molinos Amendment)**

Mr. Sharp presented Resolution No. SEDCO-2025.19 amending Resolution 2024.12, authorizing assistance for DJL Properties Texas, LLC, and Molinos USA, Inc., modifying certain dates and obligations of the parties.

Motion was made by Mr. Bandemir and seconded by Mrs. Phillips to approve Resolution No. SEDCO-2025.19. Motion was approved unanimously.

**CONSIDER APPROVAL OF RESOLUTION NO. SEDCO-2025.20 (Easy Foods Third Amended
Real Estate Sales Contract)**

Mr. Sharp presented Resolution No. SEDCO-2025.20 authorizing and approving a Third Amendment to Real Estate Sales Contract, attached as Exhibit "A", and any and all documents necessary for the sale and conveyance of an approximately 25.886-acres of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas to Easy Foods, Inc.

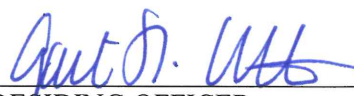
Motion was made by Mr. Brumm and seconded by Mr. Wilson to approve Resolution No. SEDCO-2025.20. Motion was approved unanimously.

ADJOURNMENT

The meeting was adjourned at 11:15 a.m.

CERTIFICATION OF PRESIDING OFFICER

I, Gail Utter, Presiding Officer, do certify that these minutes of the Special Called Board Meeting of the Sherman Economic Development Corporation of the City of Sherman, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S, Open Meetings Law.



PRESIDING OFFICER