

City of Stanton Economic Development Corporation Minutes

February 9, 2026

EDC Board Members Maggie Newman, Mayor Sally Poteet, Brent Swink, Leah Flanagan, Vickie Jeffcoat, Jeremy Louder and Shawna Barnhill, EDC Director Jaque Alcalá, City Manager Jessie Montez and City Attorney Paige Skehan were present. Sparky Allred and Jake Fehr attended as visitors.

Maggie Newman called the EDC Regular Session to order at 12:11 p.m.

No public comment.

Shawna Barnwell made a motion to approve the minutes of the January 12, 2026, meeting. Jeremy Louder seconded the motion. All were in favor.

Shawna Barnwell made a motion to approve the financials, dated January 31, 2026. Brent Swink seconded the motion. All were in favor.

No action was taken regarding LawMac Ventures as no representative was in attendance nor was a proposal submitted.

Jaque explained that during the EDC's contract with Retail Coach, O'Reilly Auto Parts had expressed an interest in the EDC land. However, no proposal or application was submitted. Late last week, Retail Coach notified Jaque of O'Reilly's renewed interest. She spoke with an O'Reilly representative and confirmed interest, but learned they wanted one acre. Jessie stated that the typical size of an O'Reilly store was about 7,200 square feet. Jake Fehr, representing Precision Plaza, indicated that one of the proposed buildings could accommodate that requirement. Jake confirmed that the proposed strip center has commitments from a laundromat and beer barn. Jake discussed the proposed project with owner of Super Pollo, who also expressed interest as potential tenant.

City Attorney Paige Skehan examined the proposal and inquired about the incentives that were requested. She stated that these agreements can be structured in a number of ways and that we need a formal request of what they want to be used as a jumping off point – i.e., do they want a grant, do they want the land given to them, do we structure as a long term note, what does the performance agreement look like, what obligations need to met and in what time-frame? Paige has structured several deals in what she calls "forgiveness loans."

Jaque pointed out that Precision Plaza had asked for the land to be deeded to them and one-half of the cost of paving. Jessie stressed that the agreements the EDC have in the past are "tied" to a piece of equipment, which gives us "claw-back" ability, but this is a different agreement.

The appraised value of the property is in excess of \$600,000. Jeremy thinks this value is high, especially given that sales of nearby properties selling between \$50-\$65,000/acre. The property is 1.6 acres. He will look into the company who did appraisals for Stanton ISD and the Co-op Gin.

Jessie spoke with owner of the property to east about the project and paving to be done, including the extension of College. She was in favor.

We can vote to move forward with the project and explore options for structure of the conveyance. Sixty-day notice must be posted. We can have the required public hearing that the March EDC meeting and pass resolution which will need to be read at two City Council meetings.

Leah Flanagan made a motion to proceed with the Precision Plaza project. Shawna Barnhill seconded the motion. All were in favor.

EDC Director Jaque Alcala updated the board on recent activities. She is continuing her training with Placer.

The next meeting is scheduled for Monday, March 9, 2026, at City Hall Council Chambers.

Sally Poteet made a motion to adjourn. Shawna Barnhill seconded the motion. All were in favor.

The meeting adjourned at 12:50 p.m.