

# City of Stanton Economic Development Corporation Minutes

January 12, 2026

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EDC Board Members Maggie Newman, Mayor Sally Poteet, Brent Swink, Leah Flanagan, Vickie Jeffcoat, Jeremy Louder, Shawna Barnhill, and City Council Members Steven Villa, Adrian Hernandez and Gib Wheeler, EDC Director Jaque Alcala and City Manager Jessie Montez were present. Council Member Garrett Fulton was absent. Bryten Fehr, Jake Fehr and Jake Teichroeb attended as visitors.

Maggie Newman called the EDC Regular Session to order at 12:24 p.m.

Mayor Sally Poteet called the City Council meeting to order at 12:25 p.m.

Public Comments: Gib Wheeler thanked the representatives of Precision Plaza for attending the combined City Council and EDC meeting and presenting their plans for the EDC property. Gib also advised that there is another party, Mr. Sam Lawson, who is interested in the EDC property and planning to make presenting to the EDC in February.

Jeremy Louder made a motion to approve the minutes of the November 5, 2025, meeting. Shawna Barnwell seconded the motion. All were in favor.

Shawna Barnwell made a motion to approve the financials, dated December 31, 2025. Vicki Jeffcoat seconded the motion. All were in favor.

Maggie Newman tabled the EDC Director Report to after the presentation by Precision Plaza.

Janes Gas LLC has fulfilled the fourth year of its contractual obligations for the forgiveness of a five-year, \$200,000 grant provided for the installation of water and sewer service. Leah Flanagan made a motion to forgive an additional 20% of the grant. Brent Swink seconded the motion. All were in favor.

Bryten Fehr, owner of Precision Parts, along with his investors Jake Fehr and Jake Teichroeb, attended the meeting to present an opportunity for construction of a strip shopping center on the land owned by EDC. They mentioned several businesses (laundry, dry cleaners, drive-through beer barn) which have expressed interest in tenancy in the proposed shopping center. They have also contacted Domino's Pizza to gauge interest as a potential tenant. Preliminary plans for two buildings, one 50' x 150' on the south with is proposed to contain 6 units and a 40' x 150' with 4 units on north. The north unit is designed in mind for a restaurant. The parters were asking for the land at no cost, a 5-year tax abatement, and 50% participation in the cost of the parking lot. Jessie Montez said that we could not offer tax abatement as the city does not have an established tax investment zone. The cost of the parking lot and the extension of College Street is estimated to be \$422,250. Jessie indicated that College Street is

just an easement and would require approval from the property owner, in which he believes the owner would be interested. This easement has water and gas in that area so it would be possible to extend College Street.

Jaque has spoken with Mr. Lawson who is interested in the property with the intent of building and opening a Popeye's restaurant. At this point, Gib Wheeler does not know what the property requirements are for this franchise. Leah Flangan inquired as to Mr. Fehr's interest in whether the property could be split with Popeye's on the north and their building on the south should that be an opportunity. Jake indicated that they are open to ideas and that the plans they've presented are not set in stone.

The City Attorney was scheduled to attend to give us the contractual issues surrounding transfer/lease of the EDC property but had a last-minute conflict. Jessie indicated that this situation is new to both the City and EDC and that we normally are involved in situations where we can "claw back" if the other party does not meet their contractual obligations and we need input from the City Attorney and put together the application process. For the application, we would require additional information about what this project could bring to the city. The Precision group was invited to attend the next meeting with Mr. Lawson.

EDC Director Jaque Alcalá updated the board on recent activities. Jaque has started her training with Placer. As a result of attending the EDC meeting in Bastrop, Steve Villa asked Jaque to develop definitive goals and the processes through which these goals could be achieved. Jeremy Louder clarified that this would be something the EDC board as a whole should develop, not Jaque specifically.

A standing date for EDC meetings, whether monthly or semi-monthly, was discussed. It was decided that meetings should be held on the same day as City Council meetings. The next meeting would be scheduled for Monday, February 9, 2026.

Jeremy Louder made a motion to adjourn EDC meeting. Leah Flanagan seconded the motion. All were in favor.

Shawna Barnwell made a motion to adjourn City Council. Steve Villa seconded the motion. All were in favor.

The meetings adjourned at 1:02 p.m.