

**Burkburnett Development Corporation
Meeting Minutes**

The Board of Directors of the Burkburnett Development Corporation (BDC) met in Regular Session on Wednesday, September 17, 2025, at 8:00 a.m. at the **City Hall-Council Chambers**, 501 Sheppard Road, Burkburnett, Texas. The meeting was open to the public, with notice given in compliance with the Open Meetings Act.

ITEM 1. DECLARATION OF A QUORUM AND CALL MEETING TO ORDER

Dale Lewis, Vice President, declared a quorum and called the meeting to order at 8:00 a.m.

Directors:	Dale Lewis, Stacy Hopkins, Mickey Cornelius, Joe Lemond, and Danny Taylor
BDC Executive Director:	Travis Haggard
Ex-Officio Members:	Danny Cremeens, Brad Owen, Kristina Pindell, Kathy Koch, and Ted Kwas
Absent:	Jonathan Ellzey, Nathaniel Dickerson, Bill Elder, Katie Ford, Mickey Fincannon, and Matt Patterson
Others present were	Zac Hill, Joseph Vrechek, Stephen Stubblefield, Jerry Mike Stubblefield, Lisa Stubblefield, Lindsey McNabb-Fox, Assistant City Manager; Dusty Burkybile, Assistant City Manager; and Nikki Tepfer, City Clerk.

ITEM 2. INVOCATION

Joe Lemond gave the invocation.

ITEM 3. PLEDGE OF ALLEGIANCE

Travis Haggard, BDC Executive Director, led the Pledge of Allegiance.

ITEM 4. PERSONAL/AUDIENCE COMMENTS

No comments made.

ITEM 5. CONSENT AGENDA

Approval of the Minutes from the August 6, 2025, Regular Meeting
Approval of the Minutes from the August 6, 2025, Annual Meeting
Approval of the Minutes from the August 21, 2025, Special Called Meeting
Approval of the Burkburnett Development Corporation (BDC) Financials

Dany Taylor made a motion, seconded by Joe Lemond, to approve the Consent Agenda. Motion carried unanimously.

ITEM 6. PUBLIC HEARING: Discuss the Neighborhood Reinvestment Grant (NRG) program applications from:

A. Zachary Hill with Stonehill Development LLC, for funds to assist with improvements at 300 E 2nd Street in Burkburnett, Texas.

Zac Hill addressed the Board with information regarding the improvements needed at the property and answered questions.

B. Joseph Vrechek with Vrechek Holdings, LLC, for funds to assist with improvements at 313 E 3rd Street in Burkburnett, Texas.

Joseph Vrechek addressed the Board with information regarding the improvements needed at the property and answered questions.

ITEM 7. Discuss and take any action necessary regarding the following NRG program applications:

A. Zachary Hill with Stonehill Development LLC, for funds to assist with improvements at 300 E 2nd Street in Burkburnett, Texas.

Joe Lemond made a motion, seconded by Stacy Hopkins, to approve the NRG application. Motion carried unanimously.

B. Joseph Vrechek with Vrechek Holdings, LLC, for funds to assist with improvements at 313 E 3rd Street in Burkburnett, Texas.

Danny Taylor made a motion, seconded by Joe Lemond, to approve the NRG application. Motion carried unanimously.

ITEM 8. Presentation by Stephen and Jerry Mike Stubblefield with Ink and Beam Creations.

Stephen Stubblefield, Jerry Mike Stubblefield, and Lisa Stubblefield presented the Board with an overview of the company and its expansion plans.

ITEM 9. Discuss and take any action necessary regarding an incentive request by Stephen and Jerry Mike Stubblefield with Ink and Beam Creation.

Dale Lewis made a motion, seconded by Danny Taylor, to direct Travis Haggard to pursue an incentive agreement with Ink & Beam Creation. Motion carried unanimously.

ITEM 10. EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, et seq., the Board of Commissioners will recess into Executive Session (closed meeting) in accordance with the authority contained therein to discuss the following:

§ 551.072 - Discuss the purchase, exchange, lease, sale, or value of real property, and public discussion of such would not be in the best interests of the City's bargaining position.

Dale Lewis, Vice President, closed the Regular Meeting and went into Executive Session at 8:25 a.m..

ITEM 11. RECONVENE

Reconvene to regular session and take action, if any, on matters discussed in Executive Session.

Dale Lewis, Vice President, closed the Executive Session and reopened the Regular meeting at 8:33 a.m.

Danny Taylor made a motion, seconded by Joe Lemond, to approve purchasing the property at 210 E 3rd Street. Motion carried unanimously.

ITEM 12. DIRECTOR’S REPORT

Travis Haggard, BDC Executive Director, provided a report to the Board concerning the following items:

- Starbucks
- Hot Wheels

ITEM 13. BOARD MEMBERS' COMMENTS

Kristina Pindell spoke to the Board about “Hay Day,” an upcoming Chamber event at the old Cotton Gin property on October 11th. She also mentioned the Boomtown Blowout on October 4th.

ITEM 14. ADJOURNMENT

With no further business, the meeting adjourned at 8:56 a.m.

Jonathan Ellzey, President

ATTEST:

Nikki Tepfer, City Clerk