

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
February 4, 2026**

The Board of Directors of the Decatur Economic Development Corporation convened in Regular Meeting in the DEDC Office—Board Room, 203 W. Walnut Street, Suite 102, Decatur, Texas with the meeting open to the public and notice of said meeting posted as prescribed by V.T.C.A. Government Code, Chapter 551, with the following members' present to-wit:

Board Members Present:

Jason Wren, President
Mike McQuiston
Eddie Allen
Brennan Williams
Melinda Reeves

DEDC Staff Present:

Kevin Holzbog, Executive Director
Matt Runnels, Business Development Director
Raeli Nation, Executive Administrative Assistant

City Staff Present:

Nate Mara, City Manager
Asucena Delgado, City Secretary

Call to Order

Jason Wren, President, called the meeting to order at 8:33 a.m. with notice of the meeting duly posted and a quorum present.

1. Consider and act on EDC Board Minutes and Bills

- a. January 14, 2026 – Regular Meeting Minutes
- b. January 2026 Bills

Jason Wren called for approval of the January 14, 2026, Regular Meeting minutes and January 2026 bills. There were no changes or corrections. Eddie Allen made the motion to approve the minutes and bills as presented, seconded by Mike McQuiston. The motion was approved unanimously.

2. Presentation of financial reports/statements:

City Sales Tax and Financial Report update

Nate Mara gave the financial reports and presented them as follows:

EDC's Operating Account	\$	4,877,446.04
Debt Service Reserve Fund	\$	1,170,073.18
EDC Bond Series 2018	\$	83,495.80
EDC Bond Series 2023	\$	44,977.32
Certificate of Deposit	\$	278,721.67
City Sales Tax—January	\$	628,543.00
City Sales Tax YTD	\$	2,535,590.00

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project Blue – DEDC working with Stream to submit sites
- Referred Board to written report

4. Business Development Director's Report on Business Retention & Expansion

- Onyx – Internal build out continues
- Referred Board to written report

5. Kimley-Horn Business Park Engineering Presentation

- Presented about the current state of detention in Eagles Landing Industrial Park and provided 3 options for future detention possibilities.

6. Citizens Public Forum

None

EXECUTIVE SESSION

Executive Session items are discussed in closed session, but all action is taken in regular open session. Texas Government Subchapter D--Section 551.087 Economic Development (1) Deliberation regarding commercial or financial information received from a business prospect (2) To deliberate the offer of a financial or other incentive to a business prospect (3) Section 551.072 to deliberate the purchase, exchange, lease or value of real property

The Board convened into Executive Session at 9:11 a.m.

6. Infrastructure discussion regarding fiber internet for Industrial Park
7. Discussion regarding executive director search process
8. Discussion regarding Economic Development Projects—Industrial
 - Project CAT
 - Project WC

OPEN SESSION

In accordance with Texas Government Code, Chapter 551, the DEDC Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

The Board reconvened into Open Session at 11:07 a.m.

ACTION ITEMS

None

OTHER ITEMS

8. Board requests for future Agenda Items

None

Announcements

Jason Wren announced that the next regular Board meeting will be on Wednesday, March 11, 2026, at 8:30 a.m. at the DEDC Office in the Conference Room, 203 W. Walnut, Ste. 102, Decatur, TX 76234

Adjournment

There being no further business, Jason Wren adjourned the meeting at 11:09 a.m.


Jason Wren, President




Mike McQuiston, Secretary