

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
March 11, 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
Greg Hall, City of Decatur Public Works Director

Others Present:

Andrew Simonsen
Aaron Farmer
Anna Coker

Call to Order

Jason Wren, President, called the meeting to order at 8:31 a.m. with notice of the meeting duly posted and a quorum present.

1. Consider and act on EDC Board Minutes and Bills

- a. February 4, 2026 – Regular Meeting Minutes, February 12, 2026 – Special Meeting Minutes, February 17, 2026 – Special Meeting Minutes, February 18, 2026 – Special Meeting Minutes
- b. February 2026 Bills

Jason Wren called for approval of the February 4, 2026, Regular Meeting minutes, February 12, 2026, Special Meeting minutes, February 17, 2026, Special Meeting Minutes, February 18, 2026, Special Meeting Minutes and February 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. Jason Wren, President, presented a plaque to outgoing EDC Executive Director, Kevin Holzbog

3. 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	\$	5,080,691.63
Debt Service Reserve Fund	\$	1,176,105.32
EDC Bond Series 2018	\$	83,926.25
EDC Bond Series 2023	\$	45,209.20
Certificate of Deposit	\$	280,585.42
City Sales Tax—January	\$	779,870.00

City Sales Tax YTD \$ 3,315,460.00

4. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project CAT – Project approved by Decatur City Council
- Project Dozer – DEDC has requested additional details from the company
- Project Bell – Project has terminated their consideration of Decatur
- Referred Board to written report

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

- Decatur First Responders Day – was a huge success with 65 Wise County students in attendance
- Onyx – Internal build out continues
- Cardinal – Expansion plans are progressing
- DEDC received the Economic Excellence Award from Workforce Solutions North Central Texas
- Referred Board to written report

5. Kimley-Horn Business Park Engineering Presentation

- Andrew Simonsen with Kimley-Horn, did a second presentation on Eagles Landing Industrial Park drainage & detention

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 9:19 a.m.

7. Historic Square Destination Matching Grant Program project discussion
8. Discussion regarding executive director position
9. American Tower lease information discussion
10. Discussion regarding Economic Development Projects—Industrial
 - Project Dozer
 - Classic Steel
 - GT Products

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 10:31 a.m.

ACTION ITEMS

12. Aaron Farmer, presented on the benefits of partnering with The Retail Coach. Asking for board approval of a 2 year contract with DEDC for Retail Market Analysis & Recruitment. Eddie Allen made a motion to approve the renewal of contract with The Retail Coach not to exceed \$31,500.00, seconded by Melinda Reeves. The motion was approved unanimously.

13. Greg Hall presented a parks project for additional parking at Renshaw Park. Brennan Williams made a motion to approve funding for a parks project of up to \$100,000.00 for additional parking at Renshaw Park, seconded by Eddie Allen. The motion was approved unanimously.

14. Melinda Reeves made a motion to approve the Termination of Performance Agreement with Classic Steel, seconded by Eddie Allen. The motion was approved unanimously.

15. Mike McQuiston made a motion to authorize Board President, Jason Wren, to finalize and execute an employment agreement with Matt Runnels as Executive Director, seconded by Eddie Allen. The motion was approved unanimously.

OTHER ITEMS

16. Board requests for future Agenda Items

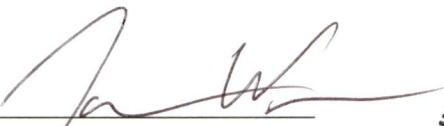
None

Announcements

Jason Wren announced that the next regular Board meeting will be on Wednesday, April 1, 2026, at 8:30 a.m. at the DEDC Office in the Conference Room, 203 W. Walnut, Ste. 102, Decatur, TX 76234

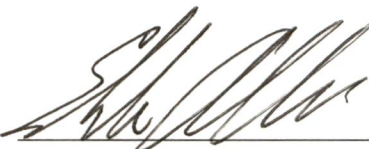
Adjournment

There being no further business, Jason Wren adjourned the meeting at 10:56 a.m.



Jason Wren, President





Eddie Allen, Secretary