

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
April 1, 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:

Matt Runnels, Executive Director
Raeli Nation, Executive Administrative Assistant

City Staff Present:

Nate Mara, City Manager
Asucena Delgado, City Secretary

Others Present:

Jeff Biggars
Mike Head
Anna Coker
Mac Penman (via Zoom)
Brian Sullivan
Tyler Fairbanks

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. March 11, 2026 – Regular Meeting Minutes
- b. March 2026 Bills

Jason Wren called for approval of the March 11, 2026, Regular Meeting minutes, and March 2026 bills. There were no changes or corrections. Eddie Allen made the motion to approve the minutes and bills as presented, seconded by Melinda Reeves. 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	\$	4,859,034.66
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	\$	548,282.00
City Sales Tax YTD	\$	3,863,743.00

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project CAT – Project continues to progress
- Project Spin – DEDC has connected the company with Decatur Municipal Airport
- Project PSI – Decatur has been identified as a location of high interest
- Referred Board to written report

4. Presentation by Biggar Hat Company

Jeff Biggars gave a presentation on a project with Biggar Hat Company.

5. Presentation by GT Products, Build FDC & Blue Drake Capital

- Mike Head, Mac Penman, Brian Sullivan and Tyler Fairbanks gave an update on ongoing project with GT Products.

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 9:00 a.m.

7. Discussion regarding Economic Development Projects—Industrial
 - *GT Products*
 - *Project Dozer*
 - *Project Big*
8. Discussion regarding water detention strategy
9. Historic Square Destination Matching Grant Program project discussion

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 9:48 a.m.

ACTION ITEMS

10. Mike McQuiston, made a motion to approve Historic Square Destination Matching Grant Program application, not to exceed \$25,000.00, seconded by Eddie Allen. The motion was approved unanimously.

11. Eddie Allen made a motion to approve a performance agreement with Biggar Hat Company seconded by Mike McQuiston. The motion was approved unanimously.

OTHER ITEMS

16. Board requests for future Agenda Items

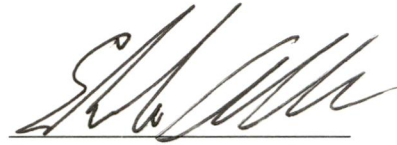
None

Announcements

Jason Wren announced that the next regular Board meeting will be on Wednesday, May 6, 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 10:19 a.m.


Jason Wren, President
Eddie Allen, Secretary