

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
November 12, 2025**

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

City Staff Present: Asucena Delgado, City Secretary
Jennifer Summers, Finance Director

Call to Order

Jason Wren, President, called the meeting to order at 8:32 a.m. with notice of the meeting duly posted and a quorum present.

1. Consider and act on EDC Board Minutes and Bills

- a. October 1, 2025 – Regular Meeting Minutes & October 27, 2025 – Special Meeting Minutes
- b. October 2025 Bills

Jason Wren called for approval of the October 1, 2025, Regular Meeting minutes and October 27, 2025, Special Meeting minutes and October 2025 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 with Decatur Junior Leadership during meeting. Financials from packet, no questions from Board.

EDC's Operating Account	\$	4,391,237.17
Debt Service Reserve Fund	\$	1,160,247.55
EDC Bond Series 2018	\$	82,794.65
EDC Bond Series 2023	\$	44,599.63
Certificate of Deposit	\$	276,008.48
City Sales Tax—September	\$	582,988.00
City Sales Tax YTD	\$	582,988.00

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project PSI – Company looking to relocate existing facility. DEDC helping to find a suitable site
- Project Argonaut – Industrial developer interested in learning about Decatur for potential spec industrial development
- Referred Board to written report

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 8:42 a.m.

1. Discussion or deliberation regarding commercial or financial information that DEDC has received from a business prospect that DEDCF seeks to have locate, stay, or expand in or near the City of Decatur and which DEDC is conducting economic development negotiations and/or to deliberate financial or other incentives pertaining to the hotel at the Decatur Conference Center
2. Discussion regarding Economic Development Projects—Industrial

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 9:31 a.m.

ACTION ITEMS

3. **Discuss and take appropriate action regarding the existing performance agreement with Gatehouse Decatur Ownership, LLC**

Melinda Reeves made a motion to approve termination of the performance agreement contingent upon closing and subject to the terms discussed in executive session, seconded by Eddie Allen. The motion was approved unanimously.

4. **Consideration and action regarding certification pay for DEDC staff in accordance with the City of Decatur personnel policy**

Eddie Allen made a motion to authorize DEDC staff to participate in the City's Certification Pay Policy as discussed, seconded by Brennan Williams. The motion was approved unanimously.

OTHER ITEMS

8. **Board requests for future Agenda Items**

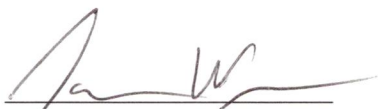
None

Announcements

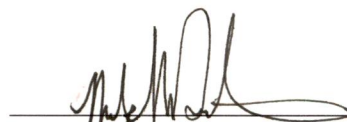
Jason Wren announced that the next regular Board meeting will be on Wednesday, December 3, 2025, at 8:30 a.m. at the DEDC Office in the Conference Room, 203 W. Walnut, Ste. 102, Decatur, TX 76234

Adjournment

There being no further business, Jason Wren adjourned the meeting at 9:42 a.m.



Jason Wren, President



Mike McQuiston, Secretary