

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
May 1, 2024**

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
Brennan Williams
Eddie Allen
Jake Hayes
- Board Members absent:** None
- DEDC Staff Present:** Kevin Holzbog, Executive Director
Matt Runnels, Business Development Director
Emily Smith, Marketing Coordinator
- City Staff Present:** Nathan Mara, City Manager
Asucena Delgado, City Secretary
Jennifer Summers, Interim Financial Director

Call to Order

Jason Wren, President, called the meeting to order at 8:30 a.m. with notice of the meeting duly posted and a quorum present.

- 1. Consider and take action on EDC Board Minutes and Bills**
- a. March 20, 2024—Regular Meeting Minutes
 - b. March and April 2024 Bills

Jason Wren called for approval of the March 20, 2024, Regular Meeting minutes and March and April 2024 bills. There were no changes or corrections. Eddie Allen made the motion to approve the Minutes and bills as presented, seconded by Mike McQuiston and the consent agenda 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	\$ 2,228,981.00
Debt Service Reserve Fund	\$ 1,092,455.46
Series 2018	\$ 77,957.04
EDC Bond Series 2023	\$ 41,993.72
Certificate of Deposit	\$ 260,829.32
City Sales Tax—April	\$ 505,763.00
City Sales Tax YTD (FY)	\$ 3,820,153.00

Nate Mara also reported on the following items:

- Vista Park is almost finished with the paving.
- Final plat approval for Meadow Creek is pending.
- Paloma Trails PID development is starting to clear and grade.
- Airport layout plan in process

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project RC – large industrial project looking for 400 to 500 acres.
- Project Omega Three- seeking minimum of 25 acres with a 500,000 sq.ft. facility expanding to 100,000 sq.ft. at final phase.
- Project Dream Matrix – international medical manufacturer/assembly plant needing a 30,000 sq.ft. facility, \$15,000,000 capital investment, peak employment of 100 jobs.
- Cold Storage—250,000 sq.ft. facility spec building

Other

- **ICSC**—Kevin Holzbog and Matt Runnels will be attending the ICSC Retail Conference in Las Vegas this month. Twenty-five thousand people are registered to attend this event. The Retail Connection will be there also and has several meetings lined up for Kevin Holzbog and Matt Runnels to attend.
- **GT Products**—Eddie Allen asked about construction of GT Products
- **ZAC Tax Site**—Nate Mara showed a taxpayer data overview on the ZAC Tax Site

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

- **Workforce Solutions Career Fair**—Matt Runnels attended the Workforce Solutions Career Fair at Weatherford college on May 3, 2024, from 10 a.m. to 1 p.m. to help promote local businesses and externship programs; DEDC contacted over 20 businesses about the career fair and area teachers in order to shadow various occupations.
- **Business of the Month**—a Proclamation for Business of the Month was presented to The Wise County Messenger at the City Council meeting on April 8, 2024; City Council will recognize one business at each Council Meeting, or they can decide how often they would like to recognize various businesses.
- **Business Tours**—Matt Runnels toured 6 businesses this month.

BRE Activities

- **Project Clearfork**—they have a temporary CO and will receive the final CO after a resolution is put in place.
- **Project Red Sky**—DEDC Staff met with the President and Board Chairperson of this company; they are a local manufacturer that wants to expand, and the expansion will produce from 30-100 jobs.
- **Cardinal Paint & Powder**—they have employed 3-4 Decatur High School Students in a summer internship program in a lab setting.
- **Project Last Mile**—DEDC is collaborating with the company on preplanning a groundbreaking event.

5. Marketing Report

Emily Smith gave the March and April 2024 Marketing Report. She presented performance graphs on Facebook, Instagram and LinkedIn for the Visit Decatur and DEDC websites. The top performing posts for March were State Street Pizza, Whistle Stop and Sweetie Pies Ribeye's and for April the PD Groundbreaking, the Welcome post for Matt Runnels, and the Administrative Professionals post. The graphs and statistics show an increase of followers on all social media platforms in the past two months.

6. Citizens Public Forum

None

EXECUTIVE SESSION:

Executive Session items are discussed in closed session but any and 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 9:44 a.m.

OPEN SESSION

The Board reconvened into Open Session at 10:01 a.m.

ACTION ITEMS:

None

9. Board requests for future Agenda Items

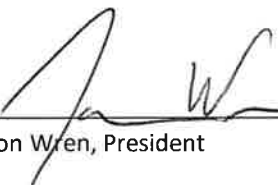
None

Announcements:


Jason Wren announced that the next regular Board meeting will be on Wednesday, June 5, 2024, 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 10:02 a.m.


Jason Wren, President




Mike McQuiston, Secretary