

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
December 4, 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
Eddie Allen
Brennan Williams
Jake Hayes (Via Zoom)

DEDC Staff Present: Kevin Holzbog, Executive Director
Matt Runnels, Business Development Director
Raeli Nation, Exec. Admin. Assistant

City Staff Present: Nate Mara, City Manager
Asucena Delgado, City Secretary

Call to Order

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

- 1. Consider and act on EDC Board Minutes and Bills**
 - a. November 6, 2024—Regular Meeting Minutes
 - b. November 2024 Bills

Jason Wren called for approval of the November 6, 2024, Regular Meeting minutes and November 2024 bills. There were no changes or corrections. Eddie Allen made the motion to approve the minutes and bills as presented, seconded by Brennan Williams. 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	\$	5,041,738.04
Debt Service Reserve Fund	\$	1,121,506.00
EDC Bond Series 2018	\$	80,030.07
EDC Bond Series 2023	\$	43,110.41
Certificate of Deposit	\$	268,623.32
City Sales Tax—November	\$	602,672.00
City Sales Tax YTD (FY)	\$	1,091,714.00

Nate Mara also reported on the following items:

- Municipal airport update, extension and rehabilitation of runway.
- Updating impact fees
- Moving forward with TIRZ district

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project Rhine – Considering Decatur as a new site for an operation within the electric utility infrastructure supply chain
- Project Lone Star – Aerospace manufacturer, searching for a testing site related to a department of defense contract the company has been rewarded
- GT Products – Recently acquired utility permit from the city and continues with infrastructure

Other

- Presented at Greater Denton Wise County Association of Realtors luncheon
- Presented at TEDC Sales Tax Workshop
- DEDC sent 87 follow up emails to recruitment leads from IMTS tradeshow

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

- Onyx Specialty Processing – Construction continues at Eagles Landing Business Park

Business Contacts

- Tarrant County College – Opportunity to support a local business need with training for a specific skillset
- Texas State Technical College – Benchmark internship and apprentice programs

Other

- Developed a new BRE workforce appreciation initiative, 40 vouchers have been dispersed so far
- Plan to initiate and develop a quarterly leadership training with support from EWN. Target audience will include Decatur industrial businesses with the idea of expanding to other business sectors

5. 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 9:14 a.m.

- 6.** Onyx Presentation – Will Wantz, President
- 7.** Discussion regarding Economic Development Projects—Retail
- 8.** 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 10:23 a.m.

ACTION ITEMS

- 9. Discussion and action to authorize Executive Director or President to execute a listing agreement with Stream Realty Partners**

Brennan Williams made the motion to approve authorizing the Executive Director or President to execute a listing agreement with Stream Realty Partners, seconded by Eddie Allen, and the motion carried unanimously.

10. Consideration and action regarding Performance Agreement and First Amendment with Onyx Specialties, LLC

Eddie Allen made the motion to approve First Amendment of Performance Agreement with Onyx Specialties, LLC seconded by Brennan Williams, and the motion carried unanimously.

OTHER ITEMS

11. Board requests for future Agenda Items


None

Announcements

Jason Wren announced that the next regular Board meeting will be on Wednesday, February 5, 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 10:27 a.m.



Jason Wren, President





Mike McQuiston, Secretary