

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE  
CITY OF DECATUR  
September 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  
Brennan Williams  
Eddie Allen

**Board Members absent:** Jake Hayes

**DEDC Staff Present:** Kevin Holzbog, Executive Director  
Matt Runnels, Business Development Director  
Barbara Metcalf, Exec. Admin. Assistant

**City Staff Present:** Nathan Mara, City Manager  
Asucena Delgado, City Secretary

**Others Present:** Mark Hayes  
Connor Land  
Forrest Cook

**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. August 7, 2024—Regular Meeting Minutes
- b. August 2024 Bills

Jason Wren called for approval of the August 7, 2024, Regular Meeting minutes and August 2024 bills. There were no changes or corrections. Mike McQuiston made the motion to approve the minutes and bills as presented, seconded by Eddie Allen. 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:

<b>EDC’s Operating Account</b>	<b>\$</b>	<b>5,609,414.49</b>
<b>Debt Service Reserve Fund</b>	<b>\$</b>	<b>1,109,230.74</b>
<b>EDC Bond Series 2018</b>	<b>\$</b>	<b>79,154.23</b>
<b>EDC Bond Series 2023</b>	<b>\$</b>	<b>42,473.70</b>
<b>Certificate of Deposit</b>	<b>\$</b>	<b>265,046.03</b>
<b>City Sales Tax—August</b>	<b>\$</b>	<b>600,245.00</b>
<b>City Sales Tax YTD (FY)</b>	<b>\$</b>	<b>6,190,749.00</b>

Nate Mara also reported on the following items:

- City and EDC Sales Tax—August and YTD
- City Property Tax—reduced tax rate by one-third cent
- FY 2024-2025 Budget—to be adopted at next City Council meeting
- City Projects—a) POCO Waterline b) State Street Waterline c) Police Department Construction d) Fire Station #2 e) The Reserve on Chico Street and f) Deer Park Apartments
- Tax Increment Reinvestment Zone #1 (TIRZ)—has been created
- Tarrant Regional Water District (TRWD)

### **3. Executive Director’s Report on Economic Development Activity**

#### **Business Recruitment**

- Project WP—major manufacturer in the battery industry—gave an update
- Project Brazos—environmental services company—gave an update
- Project Bit—local company considering expansion at the current site
- Project James—manufacturer of equipment used in the aerospace industry
- Speculative industrial space
- GT Products—grading the site
- Classic Steel—looking at new build at Industrial Park
- Project Fire Light—manufacturer of solar panels looking at an existing building

#### **Other**

- TEAM TEXAS IMTS Tradeshow—Kevin Holzbog and Matt Runnels will attend this tradeshow in Chicago, IL from September 10-13, 2024
- Executive Admin. Assistant Search—received forty-two applications so far and Kevin Holzbog, Matt Runnels, and Mike McQuiston are currently reviewing the applications
- Kevin Holzbog was appointed to the NCTCOG Economic Development District Board of Directors
- DEDC hosted a meeting for Atmos Gas in Decatur
- Site Selector Market Update
- Showed properties on the Square of several retailers and restaurants

### **4. Business Development Director’s Report on Business Retention & Expansion**

- Onyx Specialty Processing—Phase 1 is completed. Phase 2 entails Inspection and Quality Control—chemicals will be processed onsite; there will be ten employees working at the facility by December 2024
- Decatur Manufacturing Day 2024—this will be an annual event at Decatur High School. This year it will target about 30 Sophomore and Junior Students and focus on manufacturing. Local Manufacturers that are participating this year are: 1) POCO/Entegris, Onyx, Cardinal, Industrial Diesel, Aqualine, and Aero Brigham

#### **Business Contacts**

- Ezra Zion—local cigar manufacturer
- Biggar Hats—a Documentary will be featured in the September Issue of D Magazine
- Industrial Diesel—met with Chris Stevens regarding workforce needs. They are participating in the Decatur Manufacturing Day

#### **Other**

- Toured the Aero Brigham facility
- Attended the Wise County City Managers and City Secretaries meeting in Boyd
- Placer.AI—attended a webinar to learn how to navigate and filter data
- Working on Business of the Month for September

### **5. 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; (4) Section 551.074 to deliberate the appointment, employment, goals, compensation, and evaluation, reassignment of duties, discipline, or dismissal of employee(s)*

The Board convened into Executive Session at 9:12 a.m.

- 6. Presentation from Stream Realty
- 7. Discussion regarding Economic Development Projects—Retail
- 8. Discussion regarding Economic Development Projects—Industrial
- 9. Executive Director’s Year-End Performance Evaluation

**OPEN SESSION**

The Board reconvened into Open Session at 10:52 a.m.

**ACTION ITEMS**

- 10. **Consideration and take action on a Performance Agreement with Maxxon Drilling, LLC**

This item was item was tabled until next month’s Board meeting.

**OTHER ITEMS**

- 11. **Board requests for future Agenda Items**


None

**Announcements**


Jason Wren announced that the next regular Board meeting will be on Wednesday, October 2, 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 10:53 a.m.



\_\_\_\_\_  
Jason Wren, President

\_\_\_\_\_  
Mike McQuiston, Secretary