

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE  
CITY OF DECATUR  
July 19, 2023**

*The Board of Directors of the Decatur Economic Development Corporation convened in Regular Meeting in the Decatur Conference Center, 2010 W. US-380, 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:** Cecil Chandler, Vice-President  
Jake Hayes, Secretary  
Eddie Allen

**Board Members absent:** Jason Wren  
Mike McQuiston

**DEDC Staff Present:** Kevin Holzbog, Executive Director  
Barbara Metcalf, Executive Administrative Assistant

**City Staff Present:** Nathan Mara, City Manager  
Ana Cañada, Finance Director  
Asucena Garcia, City Secretary

**Others Present:** Kristin McLaughlin

**Call to Order**

Cecil Chandler, Vice-President, called the meeting to order at 8:36 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. June 21, 2023—Regular Meeting Minutes
  - b. June 2023 Bills

Cecil Chandler called for approval of the June 21, 2023 Regular Meeting minutes and June 2023 bills. There were no changes or corrections. Eddie Allen made the motion to approve the June 21, 2023 and the June Bills as presented, seconded by Jake Hayes 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:

<b>EDC's Operating Account</b>	<b>\$ 4,323,358.95</b>
<b>Debt Service Reserve Fund</b>	<b>\$ 1,059,701.60</b>
<b>Series 2018</b>	<b>\$ 75,619.74</b>
<b>EDC Bond Series 2023</b>	<b>\$ 40,734.67</b>
<b>Certificate of Deposit</b>	<b>\$ 254,756.28</b>
<b>City Sales Tax--June</b>	<b>\$ 555,085.61 (12.60% increase over previous year)</b>
<b>City Sales Tax YTD</b>	<b>\$ 3,343,717.19 (13.41% increase over previous year)</b>

Nate Mara stated that the DEDC has only spent 45% of its budget with only 3 months remaining in FY 2022-23 which is well within budget. He also reported on City hotel occupancy tax, taxable values, balancing the FY 2024 City Budget, and that there are currently 6 open positions at the City. This concluded the financial reports.

### **3. TEDC Legislative Update**

Carlton Schwab, CEO of the Texas Economic Development Council, gave a legislative update via telephone on the reauthorization of Chapter 313. This allowed local school districts to approve school tax abatements for large capital investment projects to companies for up to 10 years. House Bill 5 is a reduced version of Chapter 313 allowing only 50% tax abatement incentives to companies for school district tax. The current trend in State Government is to eliminate the Economic Development tax or to greatly reduce it and to leverage control of these funds at the State level instead of at the local level. This also includes Chapter 380 and 381 agreements which are at the City and County level. Carlton Schwab urged Economic Development Corporations and their Boards to voice their opinions on this issue to their State Representatives and to make sure and let them know the negative impact this might have on State and local Economic Development projects.

### **4. Executive Director's Report on Economic Development**

Kevin Holzbog gave his report as follows:

#### **Business Recruitment**

- 1) **Project Quad/DC4**—this project was renamed Project Quad. This company needs 40 acres for a 400,000 sq.ft. Facility and is looking at property that will extend from the Eagles Landing Business Park to the Landmark Industrial Park. DEDC and City Staff and local energy providers had a ZOOM meeting with this company to discuss the site and are asking for an Incentive Proposal from DEDC by July 25, 2023. DEDC and City staff will be working on this proposal this coming week.
- 2) **Project OR3**—this is an existing Aerospace company considering relocation of additional warehouse space

#### **Business Retention and Expansion**

- 1) **Project Bit**—DEDC staff met with this company. They currently have 25-26 employees and are looking to expand; it would be a \$350,000-400,000 capital investment and create an additional 8 jobs over the next 5 years
- 2) **Project Road**—this is a small local business that manufactures fiberglass parts. The company needs a larger facility to improve their manufacturing process and is considering expansion of their existing building or a new building. They would also need new machinery to increase their production. This would be a \$100,000 capital investment and a minimum of 2 new employees.

#### **Eagles Land Business Park Update:**

- a) \$48,400,000 capital investment
- b) 350 new jobs
- c) 706% return on investment
- d) \$26.5 Million on the tax roles not including Omega 2 and GT Products, LLC
- e) \$196,936 property tax revenue for the City

## Other

- a) **Immanuel Baptist Church lot project for parking**—Nate Mara explained that the City is collaborating with Immanuel Baptist Church to see if their parking lot could be used during the week for downtown parking. Since the Wise County Courthouse Restoration project, parking has become more limited for the downtown Decatur area. There are some legal liability issues that need to be worked out.
- b) **Economic Barometer Report**—this is a report that DEDC staff is working to get this report out to the public and potential business prospects. It will have monthly local data regarding building projects, sales tax comparisons, real estate availability, and unemployment comparisons.

## 5. Marketing Report

Emily Smith gave the Marketing Report. She had a presentation of Social Media comparisons over the last few years. Analytics showed that engagement has fluctuated but it is not the number of posts and might be content. Emily is working on analyzing what type of content drives engagement. The 3 top performing posts were the Carousel of the Courthouse, the post about Bryce Elder and the Wasabi Wok. She reported on numbers of followers and engagement on Facebook, Instagram, and LinkedIn on the Visit Decatur and DEDC websites.

## 6. Citizens Public Forum

Kristin McLaughlin gave a quick update on Weatherford College. She said that they are busy with enrollment and that enrollment is increasing. The Nursing Program is the largest program that they have and the Directors of the program are continuously working with the local and other hospitals in the Metroplex to recruit students.

## 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)*

There was no Executive Session.

## ACTION ITEMS:

### 7. Consider and take action on installation of gravel roads at the Landmark Industrial Park

Kevin Holzbog presented the quote from FX5 for \$124,622 to install gravel roads at the Eagles Landing Industrial Park. This estimate is for a 12' wide gravel road and includes material and labor. After questions were answered, Jake Hayes made a motion to approve the FX5 estimate to install gravel roads at the Landmark Industrial park, seconded by Eddie Allen and the motion carried unanimously.

### 8. Consider and take action on FY 2023-2024 Budget

Kevin Holzbog presented the FY 2023-2024 Budget and reviewed the line items that had increased or decreased. Due to the increased Debt Service, several line items in the Operating Budget have been reduced. The final balanced budget for FY 2023-2024 is \$2,228,980.95. After questions were answered, Eddie Allen made a motion to approve the FY 2023-2024 Budget as presented and submit to City Council for adoption, seconded by Jake Hayes and the motion carried unanimously.

**Board requests for future Agenda Items**

None

**Announcements:**

The next regular Board meeting will be on Wednesday, August 16, 2023 at 8:30 a.m. at the Decatur Conference Center--Board Room, 2010 US-380, Decatur, TX 76234.

**Adjournment:**

There being no further business, Cecil Chandler adjourned the meeting at 9:44 a.m.

  
Jason Wren, President



  
Jake Hayes, Secretary