

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
June 3, 2026**

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:

Matt Runnels, Executive Director
Raeli Nation, Executive Administrative Assistant

City Staff Present:

Nate Mara, City Manager
Asucena Delgado, City Secretary

Call to Order

Jason Wren, President, called the meeting to order at 8:31 a.m. with notice of the meeting duly posted and a quorum present.

1. Consider and act on EDC Board Minutes and Bills

- a. May 6, 2026 – Regular Meeting Minutes
- b. May 2026 Bills

Jason Wren called for approval of the May 6, 2026, Regular Meeting minutes, and May 2026 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.** Raeli Nation administered Oath of Office and Statement of appointed officials to City Councilman Mike McQuiston, Mayor Eddie Allen, and Board Member Brennan Williams

3. 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	\$	5,050,876.62
Debt Service Reserve Fund	\$	1,182,177.49
EDC Bond Series 2018	\$	84,359.56
EDC Bond Series 2023	\$	45,442.61
Certificate of Deposit	\$	283,282.78
City Sales Tax—May	\$	761,736.00
City Sales Tax YTD	\$	5,183,618.00

**4. Executive Director's Report on Economic Development Activity
Business Recruitment**

- Project CAT – Project continues to progress
- Project GT – The performance agreement has been proposed
- Referred Board to written report

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 8:41 a.m.

6. Discussion regarding Economic Development Projects—Retail
7. 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 9:55 a.m.

ACTION ITEMS

8. Mike McQuiston made a motion to approve revised dates on performance agreement with Hawthorne Cat as discussed, seconded by Melinda Reeves. The motion was approved unanimously.
9. Brennan Williams made a motion to approve proposed performance agreement with Project Red Bird, seconded by Melinda Reeves. The motion was approved 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, August 5, 2026, 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 10:16 a.m.


Jason Wren, President




Eddie Allen, Secretary