

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE  
CITY OF DECATUR  
April 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:** Jason Wren, President  
Cecil Chandler, Vice-President  
Mike McQuiston  
Eddie Allen

**Board Members absent:** Jake Hayes

**DEDC Staff Present:** Kevin Holzbog, Executive Director  
Barbara Metcalf, Executive Administrative Assistant  
Emily Smith, Marketing Coordinator

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

**Others Present:** Jeremy Tellef, ThinkMents, LLC

**Call to Order**

Jason Wren, President, called the meeting to order at 8:34 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. February 15, 2023—Regular Meeting Minutes
  - b. February 27, 2023—Special Meeting Minutes
  - c. February and March 2023 Bills

Jason Wren called for approval of the February 15, 2023 Regular Meeting minutes, the February 27, 2023 Special Meeting minutes and the February and March 2023 bills. There were no changes or corrections. Mayor Mike McQuiston made the motion to approve the February 15, 2023 and February 27, 2023 minutes and the February and March bills as presented, seconded by Eddie Allen 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>\$ 3,797,292.41</b>
<b>Debt Service Reserve Fund</b>	<b>\$ 1,052,052.42</b>
<b>Series 2018</b>	<b>\$ 75,056.96</b>
<b>EDC Bond Series 2023</b>	<b>\$ 7,310,731.00</b>
<b>Certificate of Deposit</b>	<b>\$ 252,189.11</b>
<b>City Sales Tax--March</b>	<b>\$ 475,215.03 (10.75% increase over previous year)</b>
<b>City Sales Tax YTD</b>	<b>\$ 1,668,785.86 (13.69% Increase over previous year)</b>

Nate Mara also reported on several projects and developments in the City of Decatur including Rose Avenue Apartments, Chisholm Apartments, Bishop Heights Townhomes, CEFCO Fuel Station, new Police Station, new Decatur Water Tower, Wise County Historical Society and plans for the future, and progress on goals for the City.

### 3. Executive Director's Report on Economic Development

Kevin Holzbog reported on the following:

#### Business Retention and Expansion

1. **ThinkMents, LLC**--Kevin Holzbog reviewed the ThinkMents, LLC Performance Agreement which is an Action Item for approval on today's agenda and gave Jeremy Tellef an opportunity to speak to the Board about their expansion project which entails purchasing a new software that will broaden their customer base.
2. **Entegris Inc.**—The City and DEDC has met with Entegris Inc. in support of their nomination for the Entegris Texas Enterprise Project.

#### Recruitment

1. **Ryegrass**—this project is off the table for consideration due to the company's water usage needs
2. **Bluebonnet**—a site selection has not been made yet but Decatur is still a possible site.
3. A company has visited Decatur looking for 50-75 acres and a 400,000 sq.ft. Facility. No other details are available at this time.

#### Other

4. Aqualine should be receiving their CO in May and will be operational soon.
5. Omega Research, Inc. has a temporary CO and is moving into the building. They will be operational at their location soon.
6. DEDC staff met with the new Director for the CTE (Career Technology Education) Program at Decatur ISD regarding local workforce needs.
7. Discussed DEDC potetially creating a matching fund program to help preserve buildings in historic downtown Decatur.
8. Discussed new Fort Worth Economic Development Partnership.
9. DEDC will be closing on the Landmark property on Monday, April 24, 2023.
10. DEDC has received the TEDC Economic Excellence Recognition 2022.
11. Discussed updated Retail Trade Area report from The Retail Coach.

### 4. Marketing Report

Emily Smith reviewed Social Media posts for the last two months. DEDC is gaining new followers on all of its Social Media platforms (Facebook, Instagram, and LinkedIn). Emily Smith also reported on the new DEDC website which is in its final stages of editing. The company that is designing the website is EDSuite and has expertise in Economic Development terminology. The website should be live by the next Board meeting.

### 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*

6. There was no Executive Session.

**ACTION ITEMS:**

7. **Consider and take action to recommend and reauthorize the tax abatement resolution for 2023 to the City Council**  
Eddie Allen made a motion to recommend and reauthorize the tax abatement resolution for 2023 to the City Council, seconded by Cecil Chandler and the motion carried unanimously.

8. **Consider and take action on a performance Agreement with ThinkMents, LLC**  
Mike McQuiston made a motion to approve the Performance Agreement with ThinkMents, LLC as presented, seconded by Eddie Allen and the motion carried unanimously.

**Board requests for future Agenda Items**

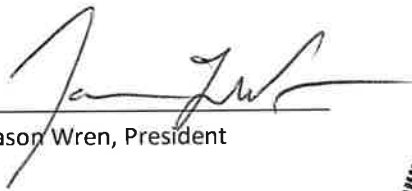
None

**Announcements:**

The next regular Board meeting will be on Wednesday, May 17, 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, Jason Wren adjourned the meeting at 10:05 a.m.

  
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Jason Wren, President



  
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Jake Hayes, Secretary