

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION
JUNE 12, 2023

The Regular Meeting of the City of Emory Development Corporation was called to order at 11:34 AM in the EDC Board Room located at 329 N. Texas St., Emory, TX 75440 on June 12, 2023.

Board members present: Cay House, Ben Wedeking, Trey Hill, Don Spencer, Jim Mack Taylor

Board members not in attendance: Karen Young, Jason Rolen

Staff present: EDC Executive Director – Leah Drown, EDC Admin. Assistant – Catherine Kleinmeier

City Staff: Finance Director – Samantha Gibby, City Secretary – Donna Raper

Guest: Michael Smith

Opening Prayer: Leah Drown

Public Hearings:

Leah Drown briefly described the proposed project incentives and the expenditure of funds for Drive On Manufacturing project. Total of all project incentives and the expenditure of funds not to exceed \$2,500. No public comments were made.

Michael Smith, owner of Drive On, addressed the Board with a brief synopsis of his proposed business projects and his unique business model as it relates to the benefit of the community.

Leah Drown presented project incentives and the expenditure of funds for Holt Custom Stone Wall project. Total of all project incentives and the expenditure of funds not to exceed \$9,000. No public comments were made.

Leah Drown explained the proposed project incentives and the expenditure of funds for Action Appraisal Services project. The total of all project incentives and the expenditure of funds not to exceed \$700.00. No public comments were made.

Public Hearing closed by Cay House at 11:55

Regular Session called by Cay House and began at 11:56

Consent Agenda:

The minutes from April 5th and May 22nd were unanimously approved, on a motion made by Jim Mack Taylor, seconded by Don Spencer.

Items for consideration and/or action:

- A. Samantha Gibby reviewed the monthly financials. Jim Mack Taylor requested a budget amendment as recommended by Samantha Gibby to show transparency related to the People's

project incentive in the amount of \$100,000 – Samantha Gibby stated this would be an agenda item for next month’s meeting”. Trey Hill requested to know and verify the funds’ insurability. Motion made to approve financial report by Trey Hill and seconded by Jim Mack Taylor, all were in favor.

B. The EDC board reviewed the following proposed incentives:

- a. The EDC board reviewed the proposed incentives for Drive On project, motion was made by Jim Mack Taylor, seconded by Don Spencer to accept all proposed incentives as written in the packet. Cay House will sign all legal documents for EDC. No further discussion was made, motion passed.
- b. The EDC board reviewed the proposed incentives for Holt Custom Wall project, motion was made by Ben Wedeking, seconded by Don Spencer to accept all proposed incentives as written in the packet. Cay House will sign all legal documents for EDC. No further discussion was made, all were in favor, motion passed.
- c. The EDC board reviewed the proposed incentives for Action Appraisal project, motion was made by Ben Wedeking, seconded by Trey Hill to accept all proposed incentives as written in the packet. Cay House will sign all legal documents for EDC. No further discussion was made, all were in favor, motion passed.

Directors Report:

Leah Drown gave an update on the Business Park easement projects. Leah Drown reports everything is going accordingly to plan and is currently waiting on bids. Leah Drown also reports Kim’s Convenience Store opening and Hunt Regional Urgent Care’s ground breaking are on schedule for September. Leah Drown gave an update on the new coffee shop, KT’z Espresso Kafe, hired a new contracting services due to the current contractors not honoring contracting services properly. Leah Drown also spoke of acreage bought from One Rock, to possibly and eventually place a laundry mart and Little Caesar’s Pizza.

Cay House adjourned the meeting at 12:14 PM.



Cay House, President