

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION**  
**JULY 3, 2024**

**Call to Order:**

The Regular Meeting of the City of Emory Development Corporation was called to order by Vice President Earl Hill III at 11:41 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on July 3, 2024.

A. Opening Prayer: Leah Drown

B. Roll Call:

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

**Board members not in attendance:** Karen Young, Jason Rolan

**Staff present:** EDC Executive Director – Leah Drown, Administrative Assistant- Elizabeth Davis

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

**Guest:** William Douglas

**Public Hearings:**

- A. Leah Drown briefly described the proposed project incentives and the expenditure of funds for Williams Pet and Supplies. The total of all project incentives and the expenditure of funds does not exceed \$4,000.00. William Douglas spoke on his business and the need for a pet grooming station. He has plans to expand even further for the future.

**Consent Agenda:**

- A. The minutes from June 5, 2024, were unanimously approved with the amendment of applying “none” to the members not in attendance. Motion made by Jim Mack Taylor, seconded by Ben Wedeking, all were in favor.
- B. Samantha Gibby reviewed the monthly financials. Motion made to approve financial report by Don Spencer and seconded by Jim Mack Taylor, all were in favor.

**Items for consideration and/or action:**

- A. The EDC board reviewed the proposed incentives for the Williams Pet and Supplies LLC project. Motion was made by Jim Mack Taylor seconded by Ben Wedeking to accept all proposed incentives as written in the packet. No further discussion was made, all were in favor. Earl Hill III will sign all legal documents for EDC.
- B. The EDC board was informed that the state requires educational training for the Open Meetings Act and Public Information Act. Also, for the Board Members and staff to sign a confidentiality agreement. Information was given by Leah Drown for the certificates. No action needed.
- C. The EDC board was informed that there will be a retirement celebration for Cay House. No action needed.

D. The EDC board was informed that the EDC will change the hours of operation. No action needed.

**Executive Session:**

N/A

**Directors Report:**

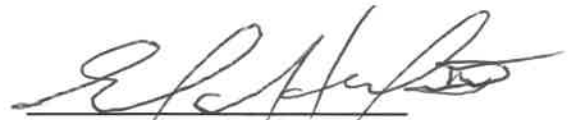
Leah Drown updated the board that the Mural had started.

**Comments From Board Members:**

N/A

**Adjournment:**

Ben Wedeking made a motion to adjourn, seconded by Don Spencer. Earl Hill III adjourned the meeting at 12:13 PM.

A handwritten signature in cursive script, appearing to read "Earl Hill III", written over a horizontal line.

Earl Hill III, Vice President