



City of Emory  
Development Corporation  
PO Box 100, 329 N. Texas St.  
Emory, Texas 75440  
(903) 473-2465 x112

**NOTICE OF REGULAR MEETING  
CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA**

**Wednesday, November 6, 2024**

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS TO BE HELD AT CITY OF EMORY / DEVELOPMENT CORPORATION CONFERENCE ROOM LOCATED AT 329 N. TEXAS ST. AT **11:30 AM ON WEDNESDAY, NOVEMBER 6, 2024** AT WHICH TIME THE FOLLOWING ITEMS WILL BE CONSIDERED AND ACTED UPON.

**1. CALL TO ORDER:**

- a. Opening Prayer
- b. Roll Call

**2. PUBLIC HEARING:**

- a. The EDC will receive comments on proposed project incentives and expenditure of funds for Stay Salty Hair & Co. project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$1,000.00.
- b. The EDC will receive comments on proposed incentives and expenditure of funds for Darue Wilson Heating & Air, Inc. project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$7,200.00.
- c. The EDC will receive comments on proposed incentives and expenditure of funds for La Fogata Patio & Grill project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$2,300.00

**3. CONSENT AGENDA:**

- a. Review and approve the minutes from September 4, 2024, regular meeting. Take any and all action.
- b. Review and consider the financials. Take any and all action.

**4. ITEMS FOR CONSIDERATION AND/OR ACTION:**

- a. EDC Board to consider and discuss Stay Salty Hair & Co. incentive package. Take any and all action.
- b. EDC Board to consider and discuss Darue Wilson Heating & Air incentive package. Take any and all action.
- c. EDC Board to consider and discuss La Fogata Patio & Grill incentive package. Take any and all action.
- d. EDC Board to consider and discuss bids for the "Turnaround" project at the business park. Take any and all action.
- e. EDC Board to consider and discuss creating a new annual parking lot improvement Grant for businesses. Take any and all action.

**5. EXECUTIVE SESSION:**

The City of Emory Development Corporation reserves the right to adjourn into Executive Session at any time to discuss any of the following matters, as authorized by Texas Government Code



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Sections:

- 551.71 (Consultation with Attorney);
- 551.72 (Deliberations regarding Real Property);
- 551.73 (Deliberations regarding Prospective Gifts);
- 551.74 (Deliberations regarding Personnel);
- 551.076 (Deliberations regarding Security Devices);
- 551.087 (Economic Development);

**6. ACTION ON EXECUTIVE SESSION:**

**7. DIRECTORS REPORT:**

- a. What expectations do the EDC board members have for the EDC staff for fiscal year 2025
- b. Update on sewer project at the triangle
- c. Update on Ivan Smith Warehouse

**8. COMMENTS FROM BOARD MEMEBERS:**

**9. ADJOURNMENT**

**CERTIFICATION**

I do hereby certify that the above agenda was hereby posted in accordance with the Texas government Code, Chapter 551 on the bulletin window of the City of Emory Development Corporation office on Friday, November 1, 2024, at 11:00 am.

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Leah Drown, Executive Director of EDC