

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
May 17, 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
Jake Hayes, Secretary
Mike McQuiston
Eddie Allen

Board Members absent: Cecil Chandler

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
Asucena Garcia, City Secretary

Call to Order

Jason Wren, President, called the meeting to order at 8:40 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. April 19, 2023—Regular Meeting Minutes
 - b. April 2023 Bills

Jason Wren called for approval of the April 19, 2023 Regular Meeting minutes and April 2023 bills. There were no changes or corrections. Eddie Allen made the motion to approve the April 19, 2023 and the April 2023 bills as presented, seconded by Jake Hayes 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:

EDC's Operating Account	\$ 4,016,430.12
Debt Service Reserve Fund	\$ 1,054,235.62
Series 2018	\$ 75,229.69
EDC Bond Series 2023	\$ 40,499.98
Certificate of Deposit	\$ 253,051.21
City Sales Tax--March	\$ 499,661.00 (18.44% increase over previous year)
City Sales Tax YTD	\$ 2,168,446.90 (14.75% Increase over previous year)

- 3. Executive Director's Report on Economic Development**

Kevin Holzbog reported on the following:

Business Retention and Expansion

1. **Project Spin**—this is a small start-up aerodynamics company looking for an existing space of about 10,000 sq.ft.
2. **Entegris Inc.**—City Council needs to approve creating an Enterprise Zone Ordinance in order to be able to nominate Entegris to apply for this program. The project scope would be \$15,000,000 and would create 297 jobs; this is a State funded program and will require no local funds.
3. **ThinkMents, LLC**—City Council approved the ThinkMents Performance Agreement which was approved at the April 2023 DEDC Board meeting
4. **Ezra Zion LLC**—DEDC recruited this Cigar Manufacturing Company to Decatur in 2022. They are currently working with the City on creating a cigar bar in downtown.

Recruitment

1. **Project DC4**—this is an auto parts manufacturing company looking for 500,000-600,000 sq.ft. distribution space and 30+acres. They have narrowed down their search to 5 sites within the DFW area and Decatur is being considered as one of the sites.
2. **Project Playoff**—this is a commodity level paint manufacturer that requires 20+ acres and Decatur is being considered for an additional site.

Other

1. Kevin Holzbog shared a presentation on the development and growth in Decatur over the last few years. The report indicated that Decatur is rapidly growing in population and retail trade area and currently has many new residential and commercial building projects to accommodate this growth.

4. Marketing Report

Emily Smith reviewed Social Media posts for the last two months. The top performing post on Facebook and Instagram was the raising of the new water tower bowl and on LinkedIn it was the post about Administrative Professionals Day. There were 81 new followers on Facebook and over 500 followers on LinkedIn. DEDC's new website has been launched and will be presented at another 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 on Miss Jo's Rescue Ranch Lease Agreement

Kevin Holzbog reviewed the lease agreement between Miss Jo's Rescue Ranch and the DEDC. This is a one year lease and payment of \$900/month will be made to the DEDC. The lease will also need to be presented to City Council after approval by the DEDC Board. Mayor Mike McQuiston made the motion to approve the lease agreement as presented and forward to City Council for approval at the next meeting, seconded by Eddie Allen, and the motion was approved unanimously.

Board requests for future Agenda Items

None

Announcements:

The next regular Board meeting will be on Wednesday, June 21, 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 9:26 a.m.



Jason Wren, President





Jake Hayes, Secretary