

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
November 16, 2022**

The Board of Directors of the Decatur Economic Development Corporation convened in Regular Meeting in the DEDC Office Board Room, 203 W. Walnut, Suite 102, 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
Jake Hayes

Board Members absent: None

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

City Council Members Present: Debra K. Jackson, City Council, Place 1
Will Carpenter, City Council, Place 4
Melinda Reeves, City Council, Place 6

Others Present: Misty Berry, Decatur Chamber of Commerce
Brittany Foster, City/County Mitigation and Recovery

Call to Order

Jason Wren, President, called the meeting to order at 8:35 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. October 26, 2022—Regular Meeting Minutes
 - b. October 2022 Bills

Jason Wren called for approval of the October 26, 2022 regular meeting minutes and October bills. There were no changes or corrections. Eddie Allen made the motion to approve the October minutes and 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	\$ 3,352,857.23
Debt Service Reserve Fund	\$ 435,096.68
Series 2018	\$ 74,276.42
Certificate of Deposit	\$ 251,222.81

City Sales Tax	\$ 509,423.76 (16.7% increase over previous year)
City Sales Tax YTD	\$ 5,098,613.02 (11.73% increase over previous year)
EDC YTD Revenue	\$ 4,449,897.42

3. Presentation on Leadership Decatur Program 2022

Misty Berry, Decatur Chamber of Commerce Director reported on the Leadership Decatur 2022 Program and handed out a review and application of the program. BKV and the Decatur EDC were both Sponsors and Wise Health System and the Fire Department also had a big role in this program. Kevin Holzbog said that the EDC will continue to sponsor the program at the \$5,000 level. The classes are for up to 15 participants and are selected by a Steering Committee. There were 13 Graduates of the 2022 Leadership Decatur Program that were recognized for their achievement at the monthly Chamber Luncheon. Participants had the opportunity to tour many businesses and community organizations including education, health care, public safety, industry & manufacturing, and also went on a trip to the Texas State Government in Austin at the State Capitol. Nate Mara and Emily Smith were both Graduates of the 2022 Leadership Program, and Nate Mara will serve on the Steering Committee to select applicants for the 2023 Leadership Decatur Program. The deadline for applications is December 13, 2022, and applicants will be notified of acceptance December 20, 2022. The cost for the program is \$525 and includes most meals and transportation.

4. Executive Director’s Report on Economic Development

Kevin Holzbog reported the following:

- a) DEDC is undertaking the development of a new website that will be more up to date and more attractive for economic development. The website is usually the first impression of the DEDC to companies and businesses searching for a site to locate or relocate. DEDC has contracted with EDSuite to develop the website. They have great experience developing economic development website and have developed the TEAM Texas website.
- b) Logo rebranding—DEDC has a new logo and is working on integrating the logo to the website; marketing products, social media, ads, etc.
- c) Fitness Court—the new Fitness Court at Kenny Renshaw Park will have the new logo displayed; the Grand Opening is on Monday, November 21, 2022 at 11 a.m.
- d) Decatur Conference Center—the DEDC has funded a new freezer for the conference center, and it has been installed
- e) Usually economic activity slows down at this time of year, however, a warehouse distribution project came in and is making site visits in the DFW area. The company is out of Tennessee, and we are working on finding a suitable site for them.
- f) DEDC continues to have meetings with developers of a spec building. Kevin Holzbog will go to Dallas the week after Thanksgiving to meet with Hoque Global, a major industrial developer.
- g) TEDC Conference—Kevin Holzbog met with Encore Technologies regarding locating a Data Center here; they don’t employ as many jobs but pay well and replace their equipment every 3 years

There were no questions, and this concluded the Executive Director’s report.

5. Marketing Report

Emily Smith gave the marketing report. She reviewed a YTD Comparison of posts, impressions, engagement rate and top performing posts on Facebook and Instagram for the Visit Decatur and Decatur EDC website. Both websites have seen an increase in impressions and engagement rate over the past year. Top performing posts were the Greenwood Grocery Store, Petrified Wood Station, EWN Job Fair and EDC Jobs Posts. This concluded the Marketing Report. Jason Wren congratulated Emily Smith on her Graduation from the 2022 Leadership Decatur Program.

6. 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

The Board and Decatur City Council convened into Executive Session at 9:00 a.m.

7. Discussion regarding DEDC Projects:

- DEDC Land Discussion
- Project Road Trip

OPEN SESSION

The Board and Decatur City Council reconvened into Open Session at 10:28 a.m.

- 8.** In accordance with Texas Government Code, Chapter 551, the DEDC Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

No action was taken.

ACTION ITEMS:

- 9. Consider and take action to “Authorize President and Executive Director to pursue financing for Project 365”**
Jake Hayes made the motion to authorize the President and Executive Director to pursue financing for Project 365, seconded by Cecil Chandler, and the motion carried unanimously.

Board requests for future Agenda Items

None

Announcements:


The next regular Board meeting will be on Wednesday, December 21, 2022 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 10:30 a.m.



Jason Wren, President



Jake Hayes, Secretary