

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
December 14, 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
Asucena Garcia, City Secretary
Greg Hall, Public Works Director
Joe Guinn, Assistant Public Works Director

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. November 16, 2022—Regular Meeting Minutes
 - b. November 2022 Bills

Jason Wren called for approval of the November 16, 2022 regular meeting minutes and November bills. There were no changes or corrections. Mayor Mike McQuiston made the motion to approve the November minutes and bills as presented, seconded by Cecil Chandler 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	\$ 3,411,544.75
Debt Service Reserve Fund	\$ 436,574.85
Series 2018	\$ 74,528.76
Certificate of Deposit	\$ 251,317.80
City Sales Tax--November	\$ 543,263.83 (5.35% increase over previous year)
City Sales Tax YTD	\$ 5,641,875.85 (11.08% increase over previous year)

Nate Mara reported on the EF2 Tornado that came through the South part of Decatur and showed pictures. The tornado went through part of the Eagles Landing Business Park. Nate asked Kevin Holzbog to give a report on the status. Kevin Holzbog said that there was extensive damage to the partially completed Aqualine building and the time delay for this project is currently unknown. The security cameras were also severely damaged. There were no questions, and this concluded the financial report.

3. Executive Director's Report on Economic Development

Kevin Holzbog reported the following:

1. **Project VOLTA TEXAS**—a company looking for 40-250 acres of contiguous, rectangular property for a new critical technology data center in multiple states; this would be a \$1-1.5 billion capital investment with several phases. The selection time line is by September 2023.
2. **Project UPSA**—this company is in the plant-based food production industry and is looking for 12+ acres with 8.9 acres nearby for expansion. Capital investment would be \$50-75 million with 150-200 full-time jobs and time line for selection is March 2023. 175,000-300,000 sq.ft.
3. **Project Genesis**—this company manufactures electric vehicle charging equipment and is looking for a 175,000-300,000 sq.ft. existing building or 30-40 acres of property with utilities and infrastructure in place. Capital investment would be \$39,500,000 with 160 full-time jobs with an average wage of \$53,000.
4. **Project Bluebonnet**—the company has not yet made their final site selection but DEDC expects continued communication with them after the new year.

4. Marketing Report

Emily Smith gave the marketing report. She reviewed posts, impressions, engagement rate and top performing posts on Facebook and Instagram for the Visit Decatur and Decatur EDC website. Top posts on Visit Decatur Instagram were the Turkey Trot post and the Christmas Tree Lighting post. On Facebook the top performing posts were the Wise County Toy Run and the Christmas Tree Lighting. The Engagement rate for both social media pages was 6.3% and 8.7% respectively. There were 14 posts on the DEDC website with a 6% Engagement rate. Top performing posts on the DEDC website were the Business Park Comparison from 2021-2022 and the DEDC Jobs post.

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

The DEDC Board convened into Executive Session at 9:07 a.m.

6. Discussion regarding DEDC Projects:

- Retail Project Discussion
- DEDC Land Discussion

OPEN SESSION

The DEDC Board reconvened into Open Session at 10:12 a.m.

7. 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:

No Action Items

Board requests for future Agenda Items


None

Announcements:

The next regular Board meeting will be on Wednesday, January 18, 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 10:16 a.m.


Jason Wren, President




Jake Hayes, Secretary