

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
February 5, 2025**

The Board of Directors of the Decatur Economic Development Corporation convened in Regular Meeting in the DEDC Office—Board Room, 203 W. Walnut Street, 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
Mike McQuiston
Eddie Allen
Brennan Williams
Jake Hayes

DEDC Staff Present:

Kevin Holzbog, Executive Director
Raeli Nation, Exec. Admin. Assistant

DEDC Staff Absent:

Matt Runnels, Director of Business Development

City Staff Present:

Nate Mara, City Manager
Asucena Delgado, City Secretary
Wayne Smith, Chief Building Official

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 act on EDC Board Minutes and Bills

- a. December 4, 2024 – Regular Meeting Minutes
- b. January 27, 2025 – Special Meeting Minutes
- c. December 2024 and January 2025 Bills

Jason Wren called for approval of the December 4, 2024, Regular Meeting minutes; January 27, 2025, Special Meeting Minutes; December 2024 bills and January 2025 bills. There were no changes or corrections. Eddie Allen made the motion to approve the minutes and bills as presented, seconded by Mike McQuiston. The motion 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	\$	5,041,738.04
Debt Service Reserve Fund	\$	1,128,799.18
EDC Bond Series 2018	\$	80,550.51
EDC Bond Series 2023	\$	43,390.76
Certificate of Deposit	\$	270,062.99
City Sales Tax—November	\$	562,160.00
City Sales Tax YTD (FY)	\$	2,292,535.00

Nate Mara also reported on the following items:

- Overview of Charter Review Commission

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project Red Bird – Local manufacturer considering an expansion of operations and facilities
- Project Trinity – International Aviation Composites LLC real estate sales contract approved by DEDC Board and City Council
- Project Rio – Project represented by site selector is seeking sites in DFW area to support a drug manufacturing company. DEDC is working with the site selector to learn about the project.
- Project Jupiter – A Mexico based company searching for an existing site for joint compound (mud) for drywall manufacturing facility.
- Project Elite – A Canadian company is seeking a site to locate a production facility in Texas.

Other

- Attended Wise County Legislative Days in Austin and Presented a Decatur Industry gift basket to new State Representative Andy Hopper
- Retail developer meetings continue
- Natural Gas extension to industrial park required for multiple prospective manufacturing projects currently. Conversations with Atmos Gas continues.

4. Business Development Director's Report on Business Retention & Expansion

Executive Director, Kevin Holzbog presented in absence of Director of Business Development, Matt Runnels

- Onyx Specialty Processing – Interior infrastructure is complete
- Cardinal Paint – Cardinal leadership has expressed an interest in expanding the current facility
- Industrial Diesel – As a show of appreciation for the workforce, DEDC provided lunch for the 80+ staff members
- Entegris – Discussing opportunity for apprenticeship program

Business Contacts

- Neon Cloud – submitted additional drone videos and determined shot lists for final product videos
- Wise County Office of Emergency Management – working with B4DA organization for emergency management system offered through an app.

Other

- iOffice was recognized as January Business of the Month
- Omega is exploring an expansion opportunity to purchase equipment
- In collaboration with Weatherford College Wise County and Medical City Decatur, working on a Patient Care Technician apprenticeship
- Using Placer.ai, an analysis was developed for Decatur Main Street to capture attendance on Saturdays when a car show was held.
- Attended Weatherford College Wise County 25th anniversary celebration
- Attending the MD&M Conference in Anaheim, CA with Team Texas

Citizens Public Forum

None

EXECUTIVE SESSION

Executive Session items are discussed in closed session, but 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 convened into Executive Session at 8:56 a.m.

5. Presentation by Wise Electric Cooperative
6. Discussion regarding Economic Development Projects—Industrial

OPEN SESSION

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.

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

ACTION ITEMS

7. Consider and approve performance agreement with Cardinal Paint and Powder

Eddie Allen made the motion to approve performance agreement with Cardinal Paint and Powder, seconded by Jake Hayes, and the motion carried unanimously.

OTHER ITEMS

8. Board requests for future Agenda Items

None

Announcements


Jason Wren announced that the next regular Board meeting will be on Wednesday, March 5, 2025, at 8:30 a.m. at the DEDC Office in the Conference Room, 203 W. Walnut, Ste. 102, Decatur, TX 76234

Adjournment

There being no further business, Jason Wren adjourned the meeting at 10:12 a.m.


Jason Wren, President




Mike McQuiston, Secretary