

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
January 17, 2024**

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
Brennan Williams
Eddie Allen

Board Members absent: Jake Hayes

DEDC Staff Present: Kevin Holzbog, Executive Director
Barbara Metcalf, Executive Administrative Assistant
Emily Smith, Marketing Coordinator

City Staff Present: Nathan Mara, City Manager
Pam Liston, City Attorney

Call to Order

Jason Wren, President, called the meeting to order at 8:38 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. December 20, 2023—Regular Meeting Minutes
 - b. December 2023 Bills

Jason Wren called for approval of the December 20, 2023 Regular Meeting minutes and December 2023 bills. There were no changes or corrections. Mike McQuiston made the motion to approve the December 20, 2023 and the December Bills as presented, seconded by Eddie Allen 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	\$ 4,381,165.12
Debt Service Reserve Fund	\$ 1,080,084.15
Series 2018	\$ 77,074.23
EDC Bond Series 2023	\$ 41,518.17
Certificate of Deposit	\$ 259,940.71
City Sales Tax—December	\$ 489,273.08
City Sales Tax YTD (FY)	\$ 1,167,174.06

Nate Mara also reported on the following items:

- 1) Budget Preparation time for FY 2025
- 2) Goals and Priorities in 2024:
 - a. Customer Engagement
 - a. Increase Employee Appreciation/Retention
 - b. Enhance Data Management
 - c. Enhance Technology and Processes
 - d. Reduce barriers of great communication
- 3) Project Development Updates
 - a. Bishop Heights—granted a 6 months extension
 - b. Vista Park—all utilities online
 - c. TA Project—Sign Permits have been submitted and is moving forward
 - d. Decatur Water Tower—in the process of correcting minor issues
 - e. City of Decatur Employees—a) 171 Employees b) 4 Positions open
 - f. Lost Battalion Memorial HWY Dedication
 - g. Boards, Commissioners, and Volunteer Luncheon—will become an annual event

3. Executive Director's Report on Economic Development

Kevin Holzbog gave his report as follows:

Business Recruitment

- 1) **Project Quad**—Decatur came in second for site selection; will keep this project open until a final site selection has been made
- 2) **Project Arthur**—heavy manufacturing company looking for an existing facility about 30,000 sq.ft. and would create about 100 jobs
- 3) **Project PA**—metals processing company that would be a \$1,000,000,000 Capital Investment and create about 300 FTE's

Business Retention and Expansion

- 1) **Project Battery**—a local manufacturer of batteries considering expansion and would be \$100-150 Million capital investment with 30 full-time jobs. This is currently being considered at the Corporate level
- 2) **Project Last Mile**—this is Omega Research, Inc. 2 and will be a \$3,650,000 Capital Investment

Other

- 1) The EDC received 8 more applications for the open position, and Kevin Holzbog will be setting up interviews next week
- 2) The Landmark waterline is complete and FX5 Construction did a great job
- 3) Attended the City of Decatur Boards, Commissions and Volunteer Luncheon
- 4) Paloma Trails Development will have a Groundbreaking in February or March and the Board will be invited to that event

4. Marketing Report

Emily Smith gave the Marketing Report. There were 11 posts on Facebook and Instagram. Audience Growth for January is up but Impressions are lower due to less content. The top 3 age groups for followers on Facebook and Instagram by percentage are: a) 27% 35-44 b) 23% 25-45 and c) 21% 45-54. Follower reach on Instagram by City is: a) 18% Fort Worth b) 58% Decatur and the rest of the percentage is spread to some of the smaller towns. On Facebook it is a) 11% Fort Worth and b) 45% Decatur. According to Competitor

Analytics for LinkedIn, the DEDC LinkedIn Page was in the top 5 with 809 total followers. The DEDC LinkedIn Page is up 280% from the previous 30 days and gained 19 new followers. The consistency of the job posts have been contributing to this increase. DEDC is working with Scout which has designed an AI photo of Decatur with Scan QR Code to get feedback from local businesses about benefits of doing business in Decatur. We are the smallest community in the DFW Metroplex participating in this type of project.

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 Board convened into Executive Session at 9:28 a.m.

- 6. Discussion regarding Project PA
- 7. Update on Economic Development Projects

OPEN SESSION

The Board reconvened into Open Session at 10:23 a.m.

ACTION ITEMS:

There were no Action Items

Board requests for future Agenda Items

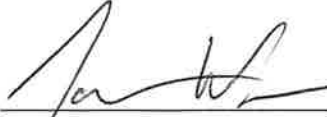
None

Announcements:

The next regular Board meeting will be on Wednesday, February 21, 2024 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 10:24 a.m.


Jason Wren, President




Mike McQuiston, Secretary