

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
November 6, 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
Eddie Allen
Brennan Williams
Jake Hayes

DEDC Staff Present: Kevin Holzbog, Executive Director
Matt Runnels, Business Development Director
Raeli Nation, Exec. Admin. Assistant
Barbara Metcalf

City Staff Present: Nate Mara, City Manager
Asucena Delgado, City Secretary

Call to Order

Jason Wren, President, called the meeting to order at 8:30 a.m. with notice of the meeting duly posted and a quorum present.

- 1. Consider and act on EDC Board Minutes and Bills**
 - a. October 2, 2024—Regular Meeting Minutes
 - b. October 2024 Bills

Jason Wren called for approval of the October 2, 2024, Regular Meeting minutes and October 2024 bills. There were no changes or corrections. Eddie Allen made the motion to approve the minutes and bills as presented, seconded by Brennan Williams. 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	\$	2,295,850.00
Debt Service Reserve Fund	\$	1,117,551.00
EDC Bond Series 2018	\$	322,803.00
EDC Bond Series 2023	\$	358,372.75
Certificate of Deposit	\$	266,466.53
City Sales Tax—October	\$	489,042.00
City Sales Tax YTD (FY)	\$	489,042.00

Nate Mara also reported on the following items:

- Wise County Water Supply District activity

3. Executive Director's Report on Economic Development Activity

Business Recruitment

- Project WP – Decatur is competing with 3 other sites in 3 other states
- Project Lonestar – New solar module and e-waste facility considering site in Texas
- Project Whirl – DFW Based aerospace manufacturing company with interest in Decatur. Potential to relocate entire facility to Decatur in future
- Data Center Development – Data Center investments continue to move towards Decatur
- GT Products – Continues to progress at Eagles Landing Business Park site

Other

- Multiple retail developer meetings
- Decatur Manufacturing Day
- Weatherford College Wise County meeting to advance workforce efforts
- Continued conversations with Wise Electric Cooperative related to future infrastructure
- Kevin Holzbog being considered for NCTCOG Workforce Development Board and recently appointed to NCTCOG Economic Development Board
- TEDC annual conference October 22nd-25th
- DEDC assisted Wise County Chamber of Commerce in Economic Forum event on November 4, 2024
- Barbara Metcalf retiring November 7, 2024
- Presented at Medical City Decatur 50th Anniversary Celebration Event

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

- Onyx Specialty Processing – Construction continues at Eagles Landing Business Park
- TEDC annual conference
- Entegris recognized as October Business of the Month at City Council

Business Contacts

- Benchmarking meetings to enhance Decatur workforce pipeline programs
- Medical City Decatur – 50th Anniversary Celebration Event

Other

- Working on "Business of the Month" for November
- Framing t-shirts to provide to Manufacturing Day partners
- Workforce appreciation lunch, proposed date in early December
- Developing a \$5 gift card voucher for workforce appreciation

Manufacturing Day Presentation

- October 18th, 2024
- Nationally recognized event, Closest MFG Day event is in Euless 50 miles away.
- Scope: CTE Students engage in interactive sessions, factory tours, and discussions with industry professionals
- Target Audience: sophomores and juniors CTE program DHS Students. Additionally hosted – 7 AV Students documenting event via a video. 2 Journalism, teaming with WCM to write a story about MFG Day. 10 BBQ & culinary students, cooked lunch and desserts.
- Partners: 7 Different Employers, enhancing the workforce pipeline, driving job opportunities for local students and ensuring future success of our communities manufacturing businesses.
- Total Cost: \$3,750. \$76.53 per student
- Student Feedback: Most Students said, "we didn't even know that these opportunities existed", "helped gain confidence in finding a local job after HS", "I can progress quicker than I thought". Highlights were "Industrial Diesel", "AeroBrigham", "Entegris",
- Teacher Feedback: Lyndsi Vann (Culinary), Coach Park (AV), Jacob Wells (Journalism), Dusty Naumann (CTE Director) all had positive feedback
- Discussed future of MFG Day

5. 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 9:17 a.m.

- 6. Presentation by Range Realty
- 7. Discussion regarding Economic Development Projects—Retail
- 8. 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 10:12 a.m.

ACTION ITEMS

None

OTHER ITEMS

9. Board requests for future Agenda Items


None

Announcements

Jason Wren announced that the next regular Board meeting will be on Wednesday, December 4, 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 10:13 a.m.



Jason Wren, President





Mike McQuiston, Secretary