

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE  
CITY OF DECATUR  
August 16, 2023**

*The Board of Directors of the Decatur Economic Development Corporation convened in Regular Meeting in the Decatur Conference Center, 2010 W. US-380, 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  
Jake Hayes, Secretary  
Mike McQuiston  
Eddie Allen

**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 Boyd, Assistant Fire Chief  
Herandi Martinez, IT Director

**Others Present:** J. D. Clark, Wise County Judge  
Jim Counts, Wise County Facilities Manager  
Brennan Williams

**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. July 19, 2023—Regular Meeting Minutes
  - b. July 2023 Bills

Jason Wren called for approval of the July 19, 2023 Regular Meeting minutes and July 2023 bills. There were no changes or corrections. Eddie Allen made the motion to approve the July 19, 2023 and the July 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:

<b>EDC's Operating Account</b>	<b>\$ 4,473,025.46</b>
<b>Debt Service Reserve Fund</b>	<b>\$ 1,062,227.46</b>
<b>Series 2018</b>	<b>\$ 75,799.99</b>
<b>EDC Bond Series 2023</b>	<b>\$ 40,831.76</b>
<b>Certificate of Deposit</b>	<b>\$ 255,599.97</b>
<b>City Sales Tax--July</b>	<b>\$ 564,253.37 (10.23% increase over previous year)</b>
<b>City Sales Tax YTD</b>	<b>\$ 3,907,970.56 (12.94% Increase over previous year)</b>

Nate Mara reported on City hotel occupancy tax, taxable values, and balancing the FY 2024 City Budget which was presented to City Council this past Monday. He expressed his appreciation to all of the City Staff and City Council for their work. This concluded the financial reports.

### **3. Update on Wise County Courthouse Restoration Project by Wise County Judge J. D. Clark**

Judge J. D. Clark gave a report on the Wise County Courthouse Restoration Project. The Wise County Courthouse was built in 1896 designed by architect J. Riley Gordon and is listed in the National Register of Historic Places and is recorded as a Texas Historical Landmark. After restoration completion, the courthouse will house the office of the County Judge, Wise County Commissioners Court, District Judge, District Clerk, and District Court so it will continue to be a functional courthouse. Towns that have completed similar Courthouse restoration projects have experienced an increase in tourism and occupancy rate and have been proven to be economically beneficial to the communities. This is a \$14.6 million project and is expected to be completed in December 2024.

### **4. Presentation of future waterline project at Industrial Park**

Kevin Holzbog presented two options for a future waterline at the Industrial Business Park. They are currently waiting on an estimate and expect to have bids for this project at the next Board meeting. The City will have access to some of the American Rescue Plan Funds to contribute to this project.

### **5. Executive Director's Report on Economic Development**

Kevin Holzbog gave his report as follows:

#### **Business Recruitment**

- 1) **Project Quad**—Decatur is one of 4 communities being considered for this project and we have proposed an incentive package
- 2) **Project Hill**—this company is a speculative industrial project developer
- 3) **Project Aero**—this is a relocation of a company into an existing space
- 4) **Project 35**—this is the same aerospace company looking at expansion of operations into an additional building and would be a capital investment of \$20 million and 30 new jobs
- 5) **Project Fox**—this company has a Dallas based office and is looking at 150 acres in the Landmark Industrial Park
- 6) **Project Bird Dog**—this is a company out of Childress looking for 1,500-2,000 sq.ft. industrial property and is in the Bird Dog training industry

## **Business Retention and Expansion**

- 1) **Project Bit**—a local construction company looking for 4,000 sq.ft. industrial space and is a \$550,000 capital investment and will create 5-10 new jobs; DEDC staff has connected them with the Decatur CTE program
- 2) **Project POCO**—Entegris has received their designation for a Texas Enterprise Zone, and this will be a \$15,000,000 capital investment with 297 jobs
- 3) **Twisted X**—this local company has been recognized with a City Proclamation for Twisted X Day; the City and DEDC will continue to give local businesses recognition for their achievements

## **Other**

- 1) **Leadership Decatur**—DEDC staff gave the Leadership Decatur class a tour of Eagles Landing Business Park and the recently acquired Landmark Industrial Property. This included a tour of the Cardinal Paint facility
- 2) **Landmark Industrial Park**—the gravel road at the Landmark Industrial Park has been completed; gates have been installed with No Trespassing signs

## **6. Marketing Report**

Emily Smith gave the Marketing Report. She showed a presentation of graphs and spreadsheets depicting the performance of posts on the Visit Decatur and DEDC Social Media pages over the last few years. Audiences are growing and the numbers vary with the type of posts that are made. It is a good practice to make posts more engaging for audiences and not to make too many posts per day. Top posts are the ones that are promoting local businesses in the community.

## **7. Citizens Public Forum**

Kevin Holzbog introduced Barbara Metcalf's cousin Dorothy Trayser from Germany who will be touring various points of interest and businesses in Decatur today with DEDC Staff.

## **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 (4) Section 551.074 to deliberate the appointment, employment, goals, compensation, and evaluation, reassignment of duties, discipline, or dismissal of employee(s)*

The Board convened into Executive Session at 9:48 a.m.

8. Project Quad
9. Project OR2

## **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 in to Open Session at 10:37 a.m.

**ACTION ITEMS:**

**10. Consider and take action on a request for funding for a Parks Project of up to \$100,000 presented by City of Decatur Public Works Director Greg Hall**

Greg Hall gave a slide show presentation for Pickle Ball Courts at Jones Park. The total cost of the project is \$260,000. The funding breakdown for this project is private donation \$60,000, City Cost is \$100,000 and Greg Hall requested the remainder of the funds from the DEDC in a \$50,000 Discretionary Grant and \$50,000 Matching Grant. After questions were answered, Jake Hayes made the motion to approve the \$100,000 Grant for the Pickle Ball Courts Project, seconded by Eddie Allen, and the motion carried unanimously.

**11. Consider and take action on recommending to City Council an At-large EDC Board Member to replace Cecil Chandler and finish his unexpired term**

Mike McQuiston made the motion to accept Cecil Chandler's resignation from the DEDC Board and to Recommend Brennan Williams as his replacement for the remainder of his term in May 2024, Seconded by Jake Hayes, and the motion carried unanimously.

**Board requests for future Agenda Items**


None

**Announcements:**

The next regular Board meeting will be on Wednesday, September 20, 2023 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 10:51 a.m.

  
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Jason Wren, President



  
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Mike McQuiston, Secretary