

**MINUTES OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE
CITY OF DECATUR
October 26, 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

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
Asucena Garcia, City Secretary
Greg Hall, Public Works Director
Joe Guinn, Assistant Public Works Director
Deroy Bennett, Fire Chief

Others Present: Jay Davidson, JDM Consulting

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. September 21, 2022—Regular Meeting Minutes
- b. September 2022 Bills

Jason Wren called for approval of the September 21, 2022 regular meeting minutes and September bills. There were no changes or corrections. Cecil Chandler made the motion to approve the September minutes and bills as presented, seconded by Mike McQuiston 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	\$ 3,233,511.37
Debt Service Reserve Fund	\$ 435,166.87
Series 2018	\$ 74,288.40
Certificate of Deposit	\$ 251,254.81
City Sales Tax	\$ 509,423.76 (16.7% increase over previous year)
City Sales Tax YTD	\$ 5,098,613.02 (11.73% increase over previous year)
EDC YTD Revenue	\$ 4,328,803.48

City Sales Tax growth has shown a steady 11.7% increase from 2017-2022, and we still have a few months left in 2022.

Nate Mara also reviewed several projects that he has been working on at the City:

1. Customer Service at the City
 - a) Created a Task Force to identify Customer Service needs
 - b) Revising Outdated Policies
 - c) Training for Employees
 - d) Regular Evaluations
2. Library—several books that are in the library are being challenged from the community
 - a) Working Group—a working group is being established with 6 community members and 6 members from the Library Board to review library content and make recommendations
 - b) Library Inventory—working on reducing inventory of books
3. 5X5X5 Goal Setting
 - a) Staff—set 5 goals per year in 5 words or less
 - b) City Council—set 5 short term goals
 - c) Community
4. City of Decatur Phone Building
 - a) City of Decatur is growing and will require more staff—will house some of the City Staff in the phone building
 - b) The County will use the parking lot at the back of the phone building for parking and off site equipment during the Courthouse renovation
5. SOAR (Special Opportunity Activities & Relationships)
 - a) Staff Development
 - b) Partner & Relations Meetings
 - c) Board Meetings
 - d) Guest Speaking
6. Employees of the Month
 - a) The Public Works Department Employees received the Employee of the Month Awards for October 2022. They have been doing a great job with the work at the City parks.
7. Harmon Park
 - a) Renovation is underway and new equipment that is ADA compliant is being installed
8. Kenny Renshaw Park
 - a) The Fitness Court is being installed and a Grand Opening is scheduled for November 21, 2022. This will be a great event for the community.
9. Water Tower
 - a) Holds one million gallons for every 12 hours of use. A fire training simulation is built into this tower.
10. Police Building Concept Plan
 - a) The City has just purchased some property for future City facilities. The plan is to eventually have all City offices and facilities in the same proximity. These plans will require a future bond

There were no questions, and this concluded the financial and City update reports.

3. Executive Director's Report on Economic Development

Kevin Holzbog reported on one of the presentations at the TEDC Fall Conference. There are predictions that a recession is ahead. The number one question from companies looking to locate or relocate their business to Decatur is about the workforce. Currently there are approximately one million less workers in the youngest generation of the population. The workforce problem will continue to grow but Texas still has 400,000 more workers in the youngest generation. Other issues discussed are workforce diversity, illegal immigration, and workforce shortages in the retail, restaurant, and hospitality industries. The DFW Metroplex is expected to become the number one metropolitan area in the USA by 2030.

Projects discussed:

- a) **GT Products, LLC**—the Performance Agreement has been amended to allow for a 6 months extension on all dates listed in the Performance Agreement caused by a gas line that needs to be moved and needing to have drainage on site. GT Products, LLC will have the gas line moved, and they have received approval for the grading permit. The amended Performance Agreement is on this agenda for approval.
- b) **Project CASA**—this project has grown and is a collaboration of three companies, a steel company, a housing company, and a robotics company. They are looking for a location in the DFW area and need 40 acres for an 800,000 sq.ft. Building and would create about 120 jobs. Kevin Holzbog and Mayor McQuiston have met with them via Zoom. They are looking at the largest site in Eagles Landing Business Park and will have more direction on the project by the end of the year.
- c) **Project Box**—developer for spec buildings of 100,000 sq.ft.; DEDC has not been able to respond to quite a few projects due to not having an existing building. Kevin has met with about 3 major developers and had some meetings with developers at the TEDC conference. Conveyance of property is currently DEDC's biggest asset but need some development partners for a spec building.
- d) **Omega Research, LLC**—the property conveyance for the other 5 acres is almost complete
- e) **Project Bluebonnet**—the company is still considering Decatur but we will need to look at some other incentives to offer them

4. Marketing Report

Emily Smith gave the marketing report. The top posts for September and October on the Visit Decatur website were the Fitness Court Project and the Harmon Park Project. Total Reach on Facebook was 1,200 and Engagement was 1,445 for the Fitness Court Project. For the Harmon Park Project total Reach was 10,855 and Engagement was 2,704. The Engagement Rate per impression on Facebook was 11.4% and on Instagram it was 7.3%. The DEDC website has less content and mainly job posts whereas the Visit Decatur website has content about events, restaurants, and things to do in Decatur which drives more engagement with the audience. This month Emily Smith coordinated the Pumpkin Patch event with Rann Elementary.

5. Citizens Public Forum

Greg Hall thanked the DEDC Board for its support for the Fitness Court Project and other parks projects. These projects will benefit the citizens of Decatur.

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 9:33 a.m.

6. Discussion regarding DEDC Projects:

- DEDC Land Discussion
- Project Bluebonnet

OPEN SESSION

The Board reconvened into Open Session at 10:56 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:

8. Consider and take action on approving the amended Performance Agreement for GT Products, LLC

Kevin Holzbog explained that the GT Products, LLC needs a 6 month extension on all dates listed in the original Performance Agreement. The DEDC Attorney recommended for all parties to initial in all places with the extended date and that would be sufficient for an amendment to the Performance Agreement. GT Products, LLC is planning a Groundbreaking in Spring 2023. Mayor Mike McQuiston made a motion to approve the amended Performance Agreement and submit to City Council for ratification, seconded by Eddie Allen, and the motion passed unanimously.

Board requests for future Agenda Items

None

Announcements:

The next regular Board meeting will be on Wednesday, November 16, 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 11:00 a.m.



Jason Wren, President





Jake Hayes, Secretary