

**NOTICE OF REGULAR MEETING  
CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING  
June 9<sup>th</sup>, 2021**

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS TO BE HELD THE EMORY CITY HALL LOCATED AT 399 N. TEXAS STREET AT **11:30 PM ON JUNE 9<sup>TH</sup>, 2021** AT WHICH TIME THE FOLLOWING ITEMS WILL BE CONSIDERED AND ACTED UPON.

**1. PUBLIC HEARING: FUNNY FROGS**

The EDC will receive comments for proposed project incentives and the expenditure of funds for Funny Frogs Project to be developed by Maria Velazquez, to promote a new business development. Proposed project incentives and the expenditure of funds may be used for the installment of a natural gas line to the building. Incentives for the gas line will not exceed \$15,000.00. The EDC will provide a loan of \$17,500.00 for installation of a walk-in cooler and a walk-in freezer. Total of all project incentives and the expenditure of funds not to exceed \$32,500.00.

**2. PUBLIC HEARING: USED TIRE CENTER**

The EDC will receive comments for proposed project incentives and the expenditure of funds for the Used Tire Center Project to be developed by Mr. David Guzman, to promote a new or expanded business development. Proposed project incentives and the expenditure of funds may be used for building improvements interior and exterior, including but not limited to facade upgrade, signage, electrical, window, door, and landscape improvements and other expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed \$10,000.00. The EDC will provide a loan of \$20,000.00 for site improvements to the new site to include site preparation, engineering and architectural costs and building costs. Total of all project incentives and the expenditure of funds not to exceed \$30,000.00.

**3. PUBLIC HEARING: RAINS PHARMACY PROJECT**

The EDC will receive comments for proposed project incentives and the expenditure of funds for the Rains Pharmacy Project to be developed by Dr. Merideth Runion Chavez, to promote a new business development. Proposed project incentives and the expenditure of funds may be used for building improvements interior and exterior, including but not limited to facade upgrade, signage, electrical, window, door, and landscape improvements and other expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed \$18,450.00.

**CONSENT AGENDA:**

- A. Review and consider the minutes from the last meeting. Take any and all action.
- B. Review and consider the financials. Take any and all action.

**ITEMS FOR CONSIDERATION AND/OR ACTION:**

- 1. EDC Board to consider and vote for the Incentive agreements and loan for Funny Frogs. Take any and all actions.
- 2. EDC Board to consider and vote for the incentive agreements and loan for Used Tire Center. Take any and all actions.
- 3. EDC Board to consider and vote for the incentive agreements for the Rains Pharmacy. Take any and all actions.
- 4. EDC to Board to consider and vote for the proposed budget for 2022. Take any and all actions.

The City of Emory Development Corporation reserve the right to adjourn into Executive Session at any time to discuss any of the following matters, as authorized by Texas Government Code Sections:

- 551.71 (Consultation with Attorney);
- 551.72 (Deliberations regarding Real Property);
- 551.73 (Deliberations regarding Prospective Gifts);
- 551.74 (Deliberations regarding Personnel);
- 551.076 (Deliberations regarding Security Devices);
- 551.087 (Economic Development);

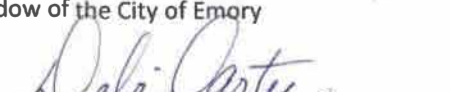
**DIRECTORS REPORT (NO ACTION NEEDED):**

**COMMENTS FROM BOARD MEMEBERS:**

  
Robert Worley, Director of EDC

**CERTIFICATION**

I do hereby certify that the above meeting was hereby posted on the bulletin window of the City of Emory Development Corporation office on Friday, June 4th, 2021.

  
Debi Darter, Admin. Assistant