

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION**  
**May 13, 2024**

**Call to Order:**

The Regular Meeting of the City of Emory Development Corporation was called to order by Vice President Earl Hill III at 2:03 PM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on May 13, 2024.

A. Opening Prayer: Jason Rolen

B. Roll Call:

**Board members present:** Trey Hill, Ben Wedeking, Don Spencer, Jason Rolen

**Board members not in attendance:** Cay House, Jim Mack Taylor, Karen Young

**Staff present:** EDC Executive Director – Leah Drown

**City Staff:** City Administrator – Angie Allen, City Secretary – Donna Raper

**Guest:** Robert Worley

**Public Hearings:**

- A. Leah Drown presented a sign and façade grant for Ink Freakz to pay for their new sign. Total of all project incentives and the expenditure of funds not to exceed \$500. No public comments were made.
- B. Leah Drown briefly described the proposed project incentives and the expenditure of funds for the Andrews Center project. Total of all project incentives and the expenditure of funds not to exceed \$5,000. No public comments were made.
- C. Leah Drown presented a sign and façade grant for Twigs Home and Lighting to pay for a new sign. Leah explained that this was a separate grant Twigs had applied for. The prevision grant approved was a business improvement grant. Total of all project incentives and the expenditure of funds not to exceed \$2,000. No public comments were made.
- D. Leah Drown explained the proposed project incentives and expenditure of funds for Best Western solar panels project. The total of all project incentives and expenditure of funds not to exceed \$5,000. Robert Worley asked why the board was only purposing \$5,000 when the overall cost of the solar panels was much greater. He then inquired about the money in reserves being used towards the project. Leah explained several upcoming EDC projects that have already been approved coming out of reserves. She also explained that Best Western was previously given a business improvement grant. Ben Wedeking then noted that they should also be receiving a tax exemption from the state. No further comments were made.

**Consent Agenda:**

- A. The minutes from April 3, 2024, were unanimously approved, on a motion made by Jason Rolen, seconded by Don Spencer.

- B. Angie Allen reviewed the monthly financials. Motion made to approve financial report by Ben Wedeking and seconded by Jason Rolan, all were in favor.

**Items for consideration and/or action:**

- A. The EDC board reviewed the proposed incentives for Ink Freakz project, motion was made by Ben Wedeking, seconded by Don Spencer to accept all proposed incentives as written in the packet. Earl Hill III will sign all legal documents for EDC. No further discussion was made, motion passed with three in favor and Jason Rolan opposed.
- B. The EDC board reviewed the proposed incentives for Andrews Center project, motion was made by Jason Rolan, seconded by Don Spencer to accept all proposed incentives as written in the packet. Earl Hill III will sign all legal documents for EDC. No further discussion was made, motion passed.
- C. The EDC board reviewed the proposed incentives for Twigs Home and Lighting project, motion was made by Ben Wedeking, seconded by Jason Rolan to accept all proposed incentives as written in the packet. Earl Hill III will sign all legal documents for EDC. No further discussion was made, motion passed.
- D. The EDC board reviewed the proposed incentives for Best Western project. Without further information regarding tax exemption from the state, no action was taken.

**Directors Report:**

Leah Drown gave an update on the One Roack and Hunt Regional Medical Partners Project. The clinic opened May 1<sup>st</sup> and clinic portion opened May 2<sup>nd</sup>. The grand opening is TBA.

Leah discussed with EDC board that Cay House has finished out her 2 year term and will not be returning to the EDC board. Leah explained that Cay has served our community and EDC board for many years and will be greatly missed. Karen Young, Earl Hill and Jason Rolan have agreed to serve on the EDC board for a two-year term per City Council's approval of reappointment.

Leah presented the mural design along with the thank you letter from Robin Knight and Courtney Frazier. Approximate start date of June 1, 2024.

Leah notified the board that the EDC will be accepting bids for the turnaround at the Emory Business Park.

Leah explained that we are sending out letters to all Emory Business Park property owners with approval forms for platting each property at the EDC's expense.

Leah Drown discussed with the board the current administrative assistant position opening the EDC has.

**Executive Session:**

Board adjourned into executive session under Texas Government Code Section 551.087 – Deliberation Economic Development. The motion was made by Ben Wedeking, seconded by Jason Rolen. Earl Hill III called to order Executive Session at 3:02 PM.

A motion was made by Don Spencer, seconded by Ben Wedeking to adjourn the Executive Session. Earl Hill III adjourned Executive Session and entered back into Regular Session at 3:22 PM.

**Action on Executive Session:**

N/A

Don Spencer made a motion to adjourn, seconded by Jason Rolen. Earl Hill III adjourned the meeting at 3:23 PM.



Earl Hill III, Vice President