



City of Emory  
Development Corporation  
PO Box 100, 329 N. Texas St.  
Emory, Texas 75440  
(903) 473-2465 x112

**NOTICE OF REGULAR MEETING  
CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA**

**Wednesday, August 7, 2024**

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS TO BE HELD AT CITY OF EMORY / DEVELOPMENT CORPORATION CONFERENCE ROOM LOCATED AT 329 N. TEXAS ST. AT **11:30 AM ON WEDNESDAY, August 7, 2024** AT WHICH TIME THE FOLLOWING ITEMS WILL BE CONSIDERED AND ACTED UPON.

**1. CALL TO ORDER:**

- a. Opening Prayer
- b. Roll Call

**2. PUBLIC HEARING:**

- a. The EDC will receive comments on proposed project incentives and the additional expenditure of funds for LS3 Construction, to new or expanded business development. The total of all project incentives and the expenditure of funds not to exceed \$6,000.
- b. The EDC will receive comments for the proposed lending to Y'all Come Back Café In the amount of \$25,000 From the EDC Loan Fund at a 6.5% interest rate. This loan will cover kitchen upgrades for the Vent-A-Hood System. The total of all project incentives and the expenditure of funds may not exceed \$25,000.
- c. The EDC will receive comments for proposed incentives and expenditure of funds for Jordans Place Pediatrics Sign and Façade project, to promote nor or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$4000.

**3. CONSENT AGENDA:**

- a. Review and approve the minutes from July 3, 2024, regular meeting. Take any and all action.
- b. Review and consider the financials. Take any and all action.

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

- a. EDC Board to consider and discuss LS3 Construction proposed project incentives package. Take any and all action.
- b. EDC Board to consider and discuss Y'all Come Back Café proposed EDC Loan. Take any and all action.
- c. EDC Board to consider and discuss Jordan Place Pediatric Sign and Façade incentive package. Tank any and all action.
- d. EDC board to consider and discuss Budget for FY 2025. Take any and all action.
- e. EDC Board to discuss proposing new board member. No action needed.
- f. EDC Board to consider and discuss electing EDC Board Officers; President, Vice President, Treasurer, Secretary and Ex-Officio for Fiscal Year 2025. Take any and all action.

**5. EXECUTIVE SESSION:**

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:



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- 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);

- a. 551.74 Deliberations regarding Personnel – Board to discuss Executive Directors Leah Drown's 2<sup>nd</sup> phase of evaluation and salary.

**6. ACTION ON EXECUTIVE SESSION:**

- a. Take any and all action regarding Leah Drown's evaluation.

**7. DIRECTORS REPORT:**

- a. Mural
- b. Turnaround at business park
- c. EDC Board members certificate of completion
- d. Update on Tourism committee

**8. COMMENTS FROM BOARD MEMEBERS:**

**9. ADJOURNMENT**

**CERTIFICATION**

I do hereby certify that the above agenda was hereby posted in accordance with the Texas government Code, Chapter 551 on the bulletin window of the City of Emory Development Corporation office on Thursday, August 1, 2024, at 4:45 pm.

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Leah Drown, Executive Director of EDC