

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION
November 7, 2024

Call to Order:

The Regular Meeting of the City of Emory Development Corporation was called to order by President Ben Wedeking at 11:42 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on November 7, 2024.

A. Opening Prayer: Ben Wedeking

B. Roll Call:

Board members present: Ben Wedeking, Don Spencer, Jim Mack Taylor, Jason Rolen, Trey Hill, Shana Turbyfill

Board members not in attendance: Karen Young,

Staff present: EDC Executive Director – Leah Drown, Administrative Assistant- Elizabeth Davis

City Staff: Finance Director Samantha Gibby, City Secretary – Donna Raper

Guest: Dennis Threadgill

Public Hearing:

- A. Leah Drown briefly described proposed incentives and expenditure of funds for Stay Salty Hair & Co. Sign and Façade project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$1,000.00.
- B. Leah Drown briefly described proposed incentives and expenditure of funds for Darue Wilson Heat & Air Sign and Façade project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$7,200.00.
- C. Leah Drown briefly described proposed incentives and expenditure of funds for La Fogata Patio & Grill Sign and Façade project, to promote new or expanded business development. Total of all project incentives and expenditure of funds not to exceed \$2,300.00.

Consent Agenda:

- A. The minutes from September 4, 2024, were unanimously approved. Motion made by Jim Mack Taylor, seconded by Don Spencer, all were in favor.
- B. Samantha Gibby reviewed the monthly financials. Motion made to approve financial report by Trey Hill and seconded by Jason Rolen, all were in favor.

Items for consideration and/or action:

- A. The EDC board reviewed the proposed incentives for Stay Salty Hair & Co. Sign & Façade project. Motion was made by Trey Hill seconded by Don Spencer to accept all proposed incentives as written in

the packet. No further discussion was made, all were in favor. Ben Wedeking will sign all legal documents for EDC.

- B. The EDC board reviewed the proposed incentives for Darue Wilson Heat & Air Sign & Façade project. Motion was made by Jason Rolen seconded by Jim Mack Taylor to accept all proposed incentives as written in the packet. No further discussion was made, all were in favor. Ben Wedeking will sign all legal documents for EDC.
- C. The EDC board reviewed the proposed incentives for La Fogata Patio & Grill Sign & Façade project. Motion was made by Jason Rolen seconded by Jim Mack Taylor to accept all proposed incentives as written in the packet. No further discussion was made, all were in favor. Ben Wedeking will sign all legal documents for EDC.
- D. The EDC board reviewed all bids for the "Turnaround" project at the Emory Business Park. After discussing all bids J Silva Concrete Construction LLC was awarded the contract. Motion was made by Jason Rolen and seconded by Jim Mack Taylor. No further discussion was made, all were in favor.
- E. The EDC board was presented with creating a new incentive for an Annual Parking Lot Improvement Grant for businesses to apply for. The board has asked for more information and present it next month. No action taken

Executive Session:

N/A

Directors Report:

Leah Drown asked the board what they would like to see out of the EDC staff for the fiscal 2025 year. Ben Wedeking suggested that the EDC reach out to existing businesses. The EDC will look into adding more electrical outlets for future use at Sandy Creek Park.

Samantha Gibby updated the board that the sewer project at the triangle is receiving bids.

Leah Drown informed the board that Ivan Smith Warehouse did renew their lease with Terry's for 7 years.

Comments From Board Members:

N/A

Adjournment:

Jim Mack Taylor made a motion to adjourn, seconded by Jason Rolen. Ben Wedeking adjourned the meeting at 12:41 PM.


Ben Wedeking, President