

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION**  
**March 5, 2025**

**Call to Order:**

The Regular Meeting of the City of Emory Development Corporation was called to order by Vice President Earl “Trey” Hill III at 11:30 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on March 5, 2025.

- A. Opening Prayer: Leah Drown
- B. Roll Call:

**Board members present:** Don Spencer, Shana Turbyfill, Trey Hill, Jim Mack Taylor

**Board members not in attendance:** Jason Rolen, Ben Wedeking

**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 the Sign & Façade grant for KS Creations for their new vinyl sign banner. The total of all project incentives and the expenditure of funds not to exceed \$100.00. No public comments were made.

**Consent Agenda:**

- A. The minutes from February 5, 2025, 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 Shana Turbyfill, all were in favor.

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

- A. The EDC board considered and discussed adding City Administrator Thad Chambers as Ex Officio. Motion made by Jim Mack Taylor and seconded by Don Spencer, all were in favor.
- B. The EDC board reviewed the proposed incentives for KS Creations. Motion was made by Trey Hill seconded by Shana Turbyfill to accept all proposed incentives as written in the packet. Ben Wedeking will sign all legal documents for EDC. No further discussion was made, all were in favor
- C. The EDC board considered and discussed adding a new Parking Lot Grant incentive for businesses. The Parking Lot Grant Program will be available for businesses fiscal year 2025. Motion was made by Jim Mack Taylor seconded by Trey Hill. All were in favor.

**Executive Session:**

N/A

**Directors Report:**

Leah Drown updated the EDC board about Founder's Day.

Leah Drown informed the board that the Triangle Project has started with hopes of completion in 60 days.

Leah Drown informed the board of citizen's complaints regarding Hunt Regional not providing all the required urgent care services as stated in the signed contract. She will be in contact with Hunt Regional to address the issue.

Leah Drown updated the board on La Fogata Patio & Grill breaking their contract with Miguel. They have changed the name of the business to The Cove in Emory.

**Comments From Board Members:**

**Adjournment:**

Trey Hill made a motion to adjourn, seconded by Don Spencer. Trey Hill adjourned the meeting at 12:11 PM.

  
Ben Wedeking, President