

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION**  
**May 13, 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 11:32 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on May 13, 2025.

- A. Opening Prayer: Jason Rolen
- B. Roll Call:

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

**Board members not in attendance:** "none"

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

**City Staff:** Finance Director Samantha Gibby, City Secretary Donna Raper, City Administrator Thad Chambers

**Guest:** None

**Public Hearing:**

- A. Leah Drown briefly described the Business Improvement Grant for Robert's Cycle & Sound LLC project for their expansion of the building and parking area. The total of all project incentives and the expenditure of funds not to exceed \$10,500.00. No public comments were made.

**Consent Agenda:**

- A. The minutes from April 2nd 2025, were unanimously approved. Motion made by Trey Hill, seconded by Don Spencer, all were in favor.
- B. Samantha Gibby reviewed the monthly financials. Motion made to approve financial report by Jason Rolen and seconded by Jim Mack Taylor, all were in favor.

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

- A. The EDC board reviewed the proposed incentives for Robert's Cycle & sound LLC. Motion was made by Jim Mack Taylor seconded by Jason Rolen 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.
- B. The EDC board discussed the remaining 1 acre lot at the business park that is available. It was discussed that with any acquisition the land needed to be used as an asset for sales tax increase. Motion was made by Jim Mack Taylor seconded by Jason Rolen. No further discussion was made, all were in favor.

**Executive Session:**

Ben Wedeking called to order Executive Session at 11:58 A.M.

Board adjourned into executive session under Texas Government Code Section 551.71 deliberation regarding Personnel.

Ben Wedeking adjourned executive session at 12:30 PM. Motion was made by Jim Mack Taylor, seconded by Jason Rolen. Vote was unanimous.

**Directors Report:**

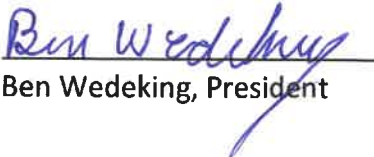
Leah Drown updated the EDC board that she spoke with Hunt Regional Urgent Care and what they were requesting information wise could not be provided and she has been expecting a call for an update.

Leah Drown informed the board that the Parking Lot Incentive plan will go out to businesses this month and will open it up for 30 days. It will be expected to be completed this fiscal year.

Leah Drown informed the board that Founder's Day was very successful and thanked the board for allowing the EDC to head it.

**Comments From Board Members:****Adjournment:**

Trey Hill made a motion to adjourn, seconded by Jim Mack Taylor. Ben Wedeking adjourned the meeting at 12:43 PM.

  
Ben Wedeking, President