

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION
June 4, 2025

Call to Order:

The Regular Meeting of the City of Emory Development Corporation was called to order by President Ben Wedeking at 11:32 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on June 4, 2025.

- A. Opening Prayer: Ben Wedeking
- B. Roll Call:

Board members present: Don Spencer, Shana Turbyfill, Ben Wedeking, Jim Mack Taylor

Board members not in attendance: Trey Hill, Jason Rolen

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: N/A

Consent Agenda:

- A. The minutes from May 13, 2025, were unanimously approved. Motion made by Don Spencer, seconded by Shana Turbyfill, all were in favor.
- B. Samantha Gibby reviewed the monthly financials. Motion made to approve financial report by Jim Mack Taylor, seconded by Shana Turbyfill; all were in favor.

Items for consideration and/or action:

- A. The EDC board reviewed the proposed consulting services agreement between Samantha Gibby and the City of Emory Development Corporation. Motion was made by Jim Mack Taylor, seconded by Don Spencer to accept consulting agreement. No further discussion was made; all were in favor.
- B. The EDC board reviewed and discussed a Lease Agreement between the City of Emory Development Corporation and the City of Emory for the building used for the Beatification Tech that is owned by the city. Motion was made by Jim Mack Taylor, seconded by Shanna Turbyfill to accept the Lease Agreement. No further discussion was made; all were in favor.
- C. The EDC board reviewed and discussed the Municipal Maintenance Agreement between the City of Emory Development Corporation and the City of Emory. Motion was made by Jim Mack Taylor, seconded by Don Spencer to accept the agreement pending approval with city council and TX DOT contract authorization. No further discussion was made; all were in favor.

- D. The EDC board discussed removing Thad Chambers as a signer from the City of Emory Development Corporation Accounts. Including Commercial Bank of Texas and TexStar. In addition to removing Chambers as Ex-Officio from the Board of Directors. Motion was made by Jim Mack Taylor; seconded by Shana Turbyfill. No further discussion was made; all were in favor.

Executive Session: N/A

Directors Report:

Leah Drown updated the EDC board regarding conversations she has been having with the supervisor of Hunt Regional. The board suggested that Hunt Regional start taking attendance at the meetings with their staff, so we know the supervisor is passing along the correct updates needed. Also, start providing a list to use on why they turned the patients away. Such as, age, chief complaint and why the citizen was told they had to go to an ER.

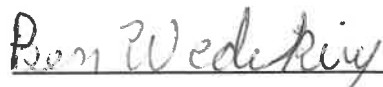
Leah Drown informed the board that she is now on the City Ordinance Committee.

Leah Drown informed the board that the business owners of Industrial Park were wanting to all come together to concrete the road at cost but wanted City of Emory to pay for it. At this time it is not feasible for the city to move forward with the project.

Comments From Board Members:

Adjournment:

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


Ben Wedeking, President