

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION**  
**September 3, 2025**

**Call to Order:**

The Regular Meeting of the City of Emory Development Corporation was called to order by Vice President Jim Mack Taylor at 11:35 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on September 3, 2025.

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

**Board members present:** Don Spencer, Ben Wedeking, Jason Rolen, Jim Mack Taylor, Tim Hooten, Kate Fenter

**Board members not in attendance:** Trey Hill

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

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

**Guest:** Andy Roberts, Justin Keyes

**Public Hearing: N/A**

**Consent Agenda:**

- A. The minutes from August 6, 2025, were unanimously approved. Motion made by Don Spencer, seconded by Tim Hooten; all were in favor.
- B. Samantha Gibby reviewed the monthly financials. Motion made to approve financial report by Jason Rolen, seconded by Don Spencer; all were in favor.

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

- A. The EDC board discussed approving Capital Infrastructure expenditures for the rebuild of one vertical turbine pump, new raw VFD pump, and two master lift pumps. Leah Drown, Andy Roberts and Samantha Gibby explained and expressed the need for replacement and repair on the said equipment. Motion was made by Jim Mack Taylor, seconded by Jason Rolen to reimburse the purchase and repair on the following. Rebuilding the Vertical Turbine Pump in the amount of \$15,320.00. New raw VFD pump in the amount of \$2,800.00. Two small master pump lift station pumps in total amount of \$6,400.00.
- B. The EDC board discussed the Annual Budget for the Fiscal Year 2026. Motion was made to approve by Jim Mack Taylor, seconded by Tim Hooten; all were in favor.
- C. The EDC board was updated by Leah Drown on all the 2025 yearly incentives for businesses. No action needed.
- D. Leah Drown presented the EDC 2025 community involvement for the fiscal year. No action needed.

**Executive Session: N/A**

**Directors Report:**

**Comments From Board Members:**

**Adjournment:**

Jim Mack Taylor made a motion to adjourn, seconded by Tim Hooten. Ben Wedeking adjourned the meeting at 12:40 PM.

  
Ben Wedeking, President