

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS OF THE CITY OF EMORY DEVELOPMENT CORPORATION
March 4, 2026

Call to Order:

The Regular Meeting of the City of Emory Development Corporation was called to order by Vice President Jim Mack Taylor at 11:30 AM in the City of Emory/EDC Conference Room located at 329 N. Texas St., Emory, TX 75440 on March 4, 2026.

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

Board members present: Don Spencer, Tim Hooten, Kate Fenter, Jason Rolan, Jim Mack Taylor

Board members not in attendance: Trey Hill, Ben Wedeking

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

City Staff: Janice Nobles, Ex Officio Donna Raper

Guest: Dennis Threadgill

Citizens Forum: N/A

Public Hearing:

- A. Leah Drown briefly described the Business Improvement Grant for BXR Venture (Edward Jones) project for their new building. The total of all project incentives and the expenditure of funds not to exceed \$5,500.00. No public comments were made.
- B. Leah Drown briefly described the Business Improvement Grant for JC'S Automotive project for their new lobby expansion. The total of all project incentives and the expenditure of funds not to exceed \$2,500.00. No public comments were made.

Consent Agenda:

- A. The amended minutes from October 22, 2025, were unanimously approved. Motion made by Don Spencer, seconded by Tim Hooten; all were in favor.
- B. The minutes from February 4, 2026, were unanimously approved. Motion made by Tim Hooten, seconded by Jason Rolan; all were in favor.
- C. Janice Nobles reviewed the monthly financials. Motion made to approve financial report by Jason Rolan and seconded by Don Spencer; all were in favor.

Items for consideration and/or action:

- A. The EDC board considered appointed Janice Nobles as the EDC Treasurer. Motion was made by Jason Rolan and seconded by Tim Hooten; all were in favor.
- B. The EDC board reviewed the proposal incentive for BXR Venture (Edward Jones). Tim Hooten made the motion to allocate \$1,500.00 to the Water Tap Fee, \$1,500.00 to the Sewer Tap Fee and \$2,500.00

to Permit Fees for a total of \$5,500.00. The motion was seconded by Don Spencer. Ben Wedeking will sign all legal documents for the EDC. No further discussion was made, and all were in favor.

- C. The EDC board reviewed the proposal incentive for JC's Automotive for the remodel of office/hospitality area for \$2,500.00. Motion was made by Jason Rolen and seconded by Kate Fenter. Ben Wedeking will sign all legal documents for the EDC. No further discussion was made, and all were in favor.

Executive Session: N/A

Directors Report:

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

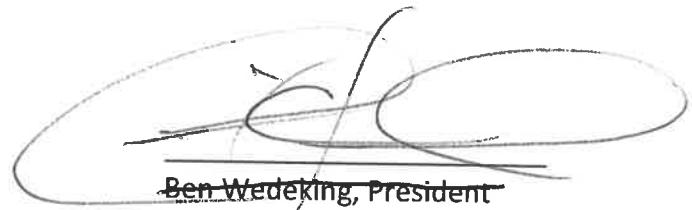
Leah Drown updated the EDC board on how the dual roles are going as EDC Director and City Administrator.

Comments From Board Members:

Tim Hooten asked the board members to express a thank you to Chief Cameron Demps in his new position as he is doing a fantastic job.

Adjournment:

Jason Rolen made a motion to adjourn, seconded by Tim Hooten. Jim Mack Taylor adjourned the meeting at 12:13 PM.



~~Ben Wedeking, President~~

Jim Mack Taylor, Vice President