



City of Emory
PO Box 100, 329 N. Texas St.
Emory, Texas 75440
(903) 473-2465 x112

**MINUTES OF SPECIAL MEETING
THE CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA**

Wednesday, September 23, 2026

CALL TO ORDER

The Special Meeting of the Board of Directors of the City of Emory Development Corporation was called to order by President Jim Mack Taylor at 11:55 a.m. on September 23, 2026. The meeting was held in the City of Emory/EDC Conference Room, located at 329 N. Texas Street, Emory, Texas 75440.

OPENING PRAYER

The opening prayer was led by Jason Rolen.

ROLL CALL

Board Members Present:

- Don Spencer
- Trey Hill
- Jason Rolen
- Jim Mack Taylor

Board Members Absent:

- Kate Fenter
- Tim Hooten
- Charlie Butler

Staff Present:

- EDC Director – Leah Drown
- Executive Assistant – Jessie Hicks

City Staff Present:

- None

Guest:

- None

1. PUBLIC HEARING:

- Leah Drown presented incentive proposal for Tex Tenn Gym, LLC incentive project, for reimbursement up to \$15,000.00 for the replacement of Air Conditioning Units for all four lease spaces. No public comments were made.
- Leah Drown presented incentive proposal for Digital Graphics, LLC incentive project, for reimbursement up to \$6,000.00. Proposed project incentives and expenditure of funds may be used for building improvements interior and exterior, including but not limited to facade upgrade, signage, electrical, window, door and landscape improvements and other expenses related to the same. No public comments were made.
- Leah Drown presented incentive proposal for Hometown Laundromat, LLC incentive project, for reimbursement up to \$5,000.00. Proposed project incentives and expenditure of funds may be used for building improvements interior and exterior, including but not limited to facade upgrade, signage, electrical, window, door and landscape improvements and other expenses related to the same. No public comments were made.

2. CITIZENS FORUM:

- N/A

3. CONSENT AGENDA:

- N/A

4. ITEMS FOR CONSIDERATION AND/OR ACTION:

- EDC Board reviewed the proposed incentives for Tex Tenn Gym, LLC project in the amount of \$15,000.00 for the replacement of A/C units. Motion was made by Jim Mack Taylor and seconded by Trey Hill; all were in favor of accepting the proposed incentive with the addition of the Performance Agreement signed by Owner(s). Jim Mack Taylor will sign all legal documents for the EDC. No further discussion was made, motion passed.
- EDC Board reviewed the proposed incentives for Digital Graphics, LLC project, in the amount of \$6,000.00 new panels for lighted signs, and all new graphics for renters. Motion was made by Trey Hill and seconded by Jason Rolan; all were in favor of accepting the proposed incentive with the addition of the Performance Agreement signed by Owner(s). Jim Mack Taylor will sign all legal documents for the EDC. No further discussion was made, motion passed.
- EDC Board reviewed the proposed incentives for Hometown Laundromat, LLC incentive package in the amount of \$5,000.00 for lighted signs, door wraps and large banner. Motion was made by Don Spencer and seconded by Trey Hill; all were in favor of accepting the proposed incentive with the addition of the Performance Agreement signed by Owner(s). Jim Mack Taylor will sign all legal documents for the EDC. No further discussion was made, motion passed.

EXECUTIVE SESSION:

- N/A

DIRECTORS REPORT:

- N/A

COMMENTS FROM BOARD MEMEBERS:

- N/A

ADJOURNMENT

Trey Hill made a motion to adjourn, seconded by Jason Rolen. Jim Mack Taylor adjourned the meeting at 12:10 PM.



Jim Mack Taylor, President
City of Emory Development Corporation