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

NOTICE OF REGULAR MEETING
CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

Wednesday, November 4, 2026

NOTICE IS HEREBY GIVEN OF THE REGULAR MEETING OF THE CITY OF EMORY DEVELOPMENT CORPORATION BOARD OF DIRECTORS TO BE HELD AT CITY OF EMORY / DEVELOPMENT CORPORATION CONFERENCE ROOM LOCATED AT 329 N. TEXAS ST. AT **11:30 AM** ON **WEDNESDAY, NOVEMBER 4, 2026,** AT WHICH TIME THE FOLLOWING ITEMS WILL BE CONSIDERED AND ACTED UPON.

CALL TO ORDER:

- Opening Prayer
- Roll Call

1. **PUBLIC HEARING:** The EDC will receive comments for proposed project incentives and the expenditure of funds for Calhoun's Gym, LLC project, to promote new or existing business development. Proposed project incentives and expenditure of funds may be used for building improvements interior, exterior and other expenses related to the same. Total of all project incentives and the expenditure of funds not to exceed $3,000.00

2. **CITIZENS FORUM:**

3. **CONSENT AGENDA:**

   - Review and approve the minutes from October 7, 2026, regular meeting. Take any and all action.
   - Review and consider the financials. Take any and all action.

4. **ITEMS FOR CONSIDERATION AND/OR ACTION:**

   - EDC Board to discuss and/or take action on the counter offer for the land contract of the 57.628 acres, Day Property, that adjoins the Emory Business Park.
   - EDC Board to discuss and/or take action on the Business Improvement Grant for Calhoun's Gym, LLC project incentive package in the amount of $3,000.00 for new gym equipment.

5. **EXECUTIVE SESSION:**

   The City of Emory Development Corporation reserve the right to adjourn into Executive Session at any time to discuss any of the following matters, as authorized by Texas Government Code Sections:

   551.71 (Consultation with Attorney);
   551.72 (Deliberations regarding Real Property);
   551.73 (Deliberations regarding Prospective Gifts);
   551.74 (Deliberations regarding Personnel);
   551.076 (Deliberations regarding Security Devices);
   551.087 (Economic Development);

6. **ACTION ON EXECUTIVE SESSION:**

7. **DIRECTORS REPORT:**

8. **COMMENTS FROM BOARD MEMEBERS:**

ADJOURNMENT

CERTIFICATION

I do hereby certify that the above agenda was hereby posted in accordance with the Texas government Code, Chapter 551 on the bulletin window of the City of Emory Development Corporation office on October 29, 2026 at pm 3:24pm.

Leah Drown

Leah Drown, Executive Director of EDC