

MINUTES OF REGULAR MEETING
OF ECONOMIC DEVELOPMENT CORPORATION
CITY OF DAINGERFIELD

September 4, 2024

Board Present: President Chris Smith, Vice-President Jason Horn,
Secretary, Beverly Austin, Brenda Howard, Marci McGill,
Keitha Nilsson, Ex-Officio Members Michelle Jones

Absent: Board member(s): Walter Bass

President Smith called the meeting to order at 4 p.m.

Public Comments: No public Comments

3. Business

Discuss, Consider, and Possibly Take Action Regarding:

- A. **Hear, Discuss, and Possibly Approve the Minutes from the May 1, 2024:** Brenda Howard made the motion to approve the Minutes from the May 1, 2024, and seconded by Marci McGill. The motion carried.
- B. **Hear, Discuss, and Possibly Approve the Minutes from the July 3, 2024:** Brenda Howard made a Motion to approve the Minutes from July 3, 2024, and seconded by Marci McGill. The motion carried.
- C. **Hear, Discuss, and Possibly Act to Approve the Economic Development Financial Reports:** In discussion, Brenda Howard noted that the balance of \$230,346 will be reduced by \$75,000 the ED Loan to Lindberg Construction & Renovations LLC was approved by City Council. After disbursement, the TYPE A loan will then be reduced to \$155,346. City Manager, Michelle Jones, stated that the funds from city sales tax will be forthcoming sometime in November at which time the DF EDC will be able to utilize those funds under the TYPE B initiative. Motion made by Beverly Austin to Approve the Economic Development Financial Reports, seconded by Marci McGill. The motion carried.
- D. **Hear, Discuss, and Possibly Approve the Economic Development Loan for Chism Investment Properties LLC:** Possibly increase loan from \$34,450 to \$49,000. Loan Guidelines allow the EDC to fund 90% of the value of real estate used as collateral. The initial request was based on the appraised value of \$54,450 and the payoff of a first lien of \$9,450. However, Chism stated that the \$9450 was paid off, so loan request is based on \$54,450 x 90% or \$49,000. Board member Nilsson arrived at 4:17 p.m. Board member Horn arrived at 4:20 p.m.
- E. **Deliberate, Discuss, and Possibly Act to set Regular Meeting Dates and Time.** The Board agreed to establish meeting dates for every third Wednesday at 4 pm.

Motion made by Jason Horn to establish stated meeting dates and seconded by Brenda Howard. The motion carried.

- F. **Hear, Discuss, and Possibly Act on New Business possibility in Daingerfield presented by Danny Bryson.** Mr. Bryson has ideas for a new business and plan in Daingerfield. Discussion was acknowledged and EDC will revisit as the plan is developed.
- G. **Hear and Discuss update on the Irvin Ballpark Bathroom Project:** The project is three weeks out to completion. The air conditioning is on. Home Depot grant is pending. Need to replace dug out and bleachers. Jason Horn's marketing plan is to use Social Media postings strategically to keep community engaged with progress of new developments.
- H. **Hear, Discuss, and Possibly Act on developing a strategic plan to utilize Sales and Use Tax Monies:** In discussion it was recommended to complete the Ball Park first, install bathrooms in City Park. Other new developments recommended were the Veteran Memorial and where it would be placed, and hiring a full-time EDC Director. Michelle Jones mentioned that the new Code Law Enforcement officer has reached 68 homes.
- I. **Deliberate, Discuss and Possibly take action on required Open Meeting Act training:** Discussion on required Open Meeting Act training. No action taken.
- J. **Executive Session**
 - A. **Convene into Executive session pursuant to Section 551.087(Economic Development) of the Government code to deliberate regarding Economic Development loan for Chism Investment Properties LLC:** President Smith convened into executive session pursuant to Section 551.087(Economic Development) of the Government code to deliberate regarding Economic Development loan for Chism Investment Properties LLC at 5:54 p.m. Board member Horn left the meeting at 5:08 p.m. President Smith adjourned the executive session at 5:55 p.m. No Action was taken.
 - B. **Reconvene into public session and take action as appropriate at the Board's discretion regarding Economic Development loan for Chism Investment Properties LLC:** President Smith reconvened into public and open session at 5:55 p.m. Motion to table made by Keitha Nilsson and seconded by Beverly Austin. The motion carried.

K. Adjournment.

There being no further business before the DF EDC, the meeting was adjourned at 5:56 p.m. on motion by Keitha Nilsson and seconded by Brenda Howard and all voted for, motion carried.

ATTEST:

Beverly Austin, Secretary