

Daingerfield 4A/4B Economic Development Corporation

Minutes of January 25, 2024, Meeting

1. The regular meeting of the Daingerfield 4A/4B Economic Development was called to order by President Keitha Nilsson at 4:03 PM. Also, in attendance were Directors: Beverly Austin, Secretary/Treasurer, Walter Bass, Jason Horn, Brenda Howard, and Chris Smith. Also in attendance was Michelle Jones, Interim City Manager/City Secretary, City of Daingerfield (903-645-3906).
Visitors present were: Lisa and Bryan Hydrick; and Tegra and Torre Chism
2. Review and Possibly Approve the Act to Elect Officers for the Daingerfield Economic Development Corporation. The Board voted unanimously for Chris Smith, President; Jason Horn, Vice-President; and Beverly Austin, Secretary/Treasurer.
3. Review and Possible Action to approve Minutes of Last Meeting: After a review of the minutes of the October 25, 2023, meeting, the Minutes were approved by a motion made by b Jason Horn. With a second by Chris Smith. Motion passed.
4. Review and Possible Action to approve Financial Reports. Upon review of the Rural Business Enterprise Grant and Administrative account, a motion was made by Chris Smith with a second by Walter Bass. Motion passed unanimously. .
5. Review and Possible Action to approve community projects to submit to the Daingerfield City Council paid for from the 4B Economic Development Corporation funds. Kyle Harrison, President, Daingerfield Lone Star Youth Sports Association suggested areas of focus for upgrades/improvements to Irvin Park (“Park”). Up until January 8, 2023, the Park was owned by the Daingerfield Lone Star Youth Sports Association (“Association”). On January 8, the Daingerfield City Council agreed to approve a resolution accepting a general warranty deed from the Association, giving the city ownership of the Park. Brenda Howard reported on the 4B Budget items and stated that upgrading the Park was the number one priority of the DF EDC Budget Committee. Mr. Harrison reported that when he became President of the Association in 2020, his goal was to make improvements, his priority being the restrooms. Mr. Harrison submitted a written report (attached) of the desired upgrades and some estimates. He stated that with improvements of the restrooms he believed they could book more tournaments. Michelle Jones reported that a grant may be sought up to \$150,000 to assist with long-term improvement goals. After exhaustive discussion, the Board agreed to recommend remodeling the restrooms, installing air conditioning ducts, and adding more stalls. The Board also agreed to add a screen mesh to enclose the wastewater site. Ms. Jones stated that since the cost would be over the \$10,000 threshold, that it would require a hearing and that at least three bids should be submitted. Ms. Howard made a motion to approve the improvements to the Park, with submission of three bids, to be

6. The Daingerfield EDC Board discussed the potential purchase of the historic church located at 509 Taylor Street, Daingerfield, Texas as a possible community facility. Realtor Lisa Hydrick reported that the church, built in the 1800s, was for sale for the asking price of \$199,000 with one offer pending. The board discussed the possibility of creating a community recreation facility based on a community poll that expressed the community's desire for such a place. Mrs. Austin reported that a 2019 survey conducted by the Morris County Collaborative had also shown a need for more recreational places in the community. However, concerns were raised about the cost of upkeep and maintenance for the building, as well as the lack of adequate funds to support the purchase and maintenance without the benefit of Sales Tax Allocation vote pending in the upcoming may 2024 election. Further discussion and evaluation of the potential purchase will be necessary. The Board agreed to table the action. The motion to table was made by Ms. Nilsson and was seconded by Mr. Horn.
7. Review and Possible Action to Recommend a 2nd Lien Loan for Chism Investment Properties LLC. Torre and Tegra Chism were requesting a business loan of \$70,000. Mrs. Chism stated they would hire one employee with part of the proceeds. The Board agreed to approve \$25,000 of the \$70,000 requested due to the present Loan Policy which mandates that for every \$25,000 in loan proceeds, there must be one employee hired. Ms. Howard will notify the Chisms of the loan decision. A motion was made by Ms. Howard to approve the loan for \$25,000 and seconded by Walter Bass. The motion passed unanimously.
8. Adjournment A motion to adjourn was made by Mr Horn and seconded by Chris Smith. The motion passed.

Submitted respectively by Beverly Austin, Secretary/Treasurer