

*Minutes of*  
**GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION**

*Gainesville Civic Center*

*311 S Weaver St*

*Gainesville, Texas 76240*

**12:00 P.M., April 22, 2024**

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Monday, April 22, 2024, at 12:00 P.M. at the offices of the GEDC at 311 South Weaver, Gainesville, Texas 76240.

**BOARD MEMBERS PRESENT:** Ryan Morris, Will Presson, Mary Jo Dollar, Joey Anderson, Martin Phillips, Lauri Johnson

**BOARD MEMBERS ABSENT:** Jim Goldsworthy

**EX-OFFICIO MEMBERS PRESENT:** David Moore, Dr. Brent Wallace

**EX-OFFICIO MEMBERS ABSENT:** John Roane, Tom Sledge, Dr. DesMontes Stewart, Phil Neelley

**CITY REPRESENTATIVES PRESENT:** Barry Sullivan - City Manager

**STAFF PRESENT:** William Myers - Executive Director, Diane Johns - Administrative Officer

**CALL MEETING TO ORDER:** Ryan Morris called the meeting to order at 12:00 P.M.

**INVOCATION:** The invocation was given by Will Presson

**PUBLIC COMMENTS:** None.

**CONSENT AGENDA:** The minutes of the March 25, 2024, meeting and Financials ending in March 2024 were presented to the Board for consideration. Will Presson made the motion to approve the consent agenda. Mary Jo Dollar seconded the motion. The motion passed.

6 AYES, 0 NAYS, 1 ABSENT AND 0 ABSTENTIONS

**PRESENTATION:** BIG Facades Downtown – All previously approved projects have been completed and paid for. There are not any active projects but at least four owners are considering applying.

**STAFF REPORT:** A report was given by William Myers, Executive Director providing an update on the TDA Downtown Assessment Visit April 11-12. The community survey is still active online. TDA will provide the assessment report by early June 2024. Gainesville Area Chamber's Leadership Gainesville – Business & Industry Day hosted by GEDC April 10 had 16 participants and we toured 5 local industrial facilities and the new event venue at Winstar. The May board meeting will be rescheduled due to the City's Memorial Day Holiday. Mesa Real Estate Parter Industrial Flex building design process is progressing. Utility Model Analysis discussions about capacities and future planning have begun with city staff and development partners.

**PUBLIC HEARING:** N/A

**CONSIDERATION AND ACTION ON A RESOLUTION APPROVING CHANGES TO THE BUSINESS IMPROVEMENT GRANT (BIG) PROGRAM.** Motion was made to Table discussion by Will Presson and seconded by Martin Phillips. Motion passed.

6 AYES, 0 NAYS, 1 ABSENT AND 0 ABSTENTIONS

**EXECUTIVE SESSION:** Ryan Morris called the board to convene into closed and executive session at 12:35 P.M. for the purpose of business discussion under:

1. Under Government Code 551.072 – Deliberations Regarding Real Property
2. Under Government Code 551.087 – Deliberations Regarding Economic Development Negotiation
3. Under Government Code 551.074 – Deliberations Regarding Personnel

**OPEN SESSION:** Open session was reconvened at 1:02 P.M.


**CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE PURCHASE CONTRACT AMENDMENT FOR 1407 HILLCREST BLVD.** Lauri Johnson made the motion to approve, Joey Anderson seconded the motion. The motion passed.

6 AYES, 0 NAYS, 1 ABSENT AND 0 ABSTENTIONS

**CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE PURCHASE CONTRACT AMENDMENT FOR 1408 N. CLEMENTS ST.** Joey Anderson made the motion to approve, Lauri Johnson seconded the motion. The motion passed.

6 AYES, 0 NAYS, 1 ABSENT AND 0 ABSTENTIONS

**ADJOURN MEETING:** With no further business before the GEDC Board, Ryan Morris adjourned the meeting of the Gainesville Economic Development Corporation at 1:03 P.M.

  
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Ryan Morris, President