

Minutes of
GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

Gainesville Civic Center

311 S Weaver St

Gainesville, Texas 76240

12:00 P.M., May 29, 2024

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday May 29, 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, Joey Anderson, Lauri Johnson

BOARD MEMBERS ABSENT: Jim Goldsworthy, Martin Phillips, Mary Jo Dollar

EX-OFFICIO MEMBERS PRESENT: Phil Neelley

EX-OFFICIO MEMBERS ABSENT: David Moore, John Roane, Tom Sledge, Dr. DesMontes Stewart, Dr. Brent Wallace

CITY REPRESENTATIVES PRESENT: Mayor Tommy Moore

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

CALL MEETING TO ORDER: Ryan Morris called the meeting to order at 12:10 P.M.

INVOCATION: The invocation was given by Will Presson

PUBLIC COMMENTS: None.

CONSENT AGENDA: The minutes of the April 22, 2024, meeting and financials ending in April 2024 were presented to the Board for consideration. Motion to approve: Will Presson; Second: Joey Anderson. The motion passed.
4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

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 The community survey is no longer active online. TDA will provide the assessment report by early June 2024. William discussed recent presentations and events. Lease on 2600/2601 Airport Drive is ending in July. A final walk-through at Liberty Oilfield will be scheduled for mid-to-late July.

PUBLIC HEARING: BUSINESS IMPROVEMENT GRANT (BIG) FAÇADE PROGRAM

12:13pm - Opened

12:14pm - Motion to close public hearing: Will Presson; Second: Joey Anderson; The motion passed.

4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING BUSINESS IMPROVEMENT GRANT (BIG) FACADE PROGRAM REVISIONS. Motion to approve: Lauri Johnson; Second: Will Presson. The motion passed.

4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

PRESENTATION: BIG Program

- 300 N Commerce St – B29 Investments

PUBLIC HEARING: Downtown Destination Creation Loan-To-Grant Program

12:15pm – Opened

12:16pm - Motion to close public hearing: Will Presson; Second: Joey Anderson; The motion passed.

4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING DOWNTOWN DESTINATION CREATION GRANT PROGRAM.

Motion to approve: Joey Anderson; Second: Lauri Johnson. The motion passed.

4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONVENE INTO EXECUTIVE SESSION: Ryan Morris called the board to convene into closed and executive session at 12:18PM for the purpose 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

RECONVENE INTO OPEN SESSION at 12:35pm

PUBLIC HEARING: PROVIDING FINANCIAL ASSISTANCE TO VERDAD REAL ESTATE, INC.

12:36pm - Opened

12:37pm – Motion to close public hearing: Joey Anderson; Second: Lauri Johnson. The motion passed.

4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE, TEXAS, GAINESVILLE ECONOMIC

DEVELOPMENT CORPORATION, AND VERDAD REAL ESTATE INC. Motion to approve: Will Presson; Second: Joey Anderson. The motion passed.
4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION AND A TEXAS NON-PROFIT CORPORATION, AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT FOR THE SALE AND CONVEYANCE OF LOT 5, BLOCK 2 OF THE HILLCREST ADDITION, AN ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. Motion to approve: Joey Anderson; Second: Will Presson. The motion passed.
4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE PURCHASE CONTRACT ASSIGNMENT FOR 1407 HILLCREST BLVD. Motion to approve: Will Presson; Second: Lauri Johnson. The motion passed.
4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE PURCHASE CONTRACT ASSIGNMENT FOR 1408 N. CLEMENTS ST. Motion to approve: Will Presson; Second: Joey Anderson. The motion passed.
4 AYES, 0 NAYS, 3 ABSENT AND 0 ABSTENTIONS

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING THE EMPLOYMENT CONTRACT BETWEEN THE GEDC AND THE GEDC EXECUTIVE DIRECTOR. Motion to approve: Will Presson; Second: Joey Anderson. The motion passed.
4 AYES, 0 NAYS, 3 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 12:40pm.



Ryan Morris, President