

Minutes of
GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

Gainesville Civic Center

311 S Weaver St

Gainesville, Texas 76240

12:00 P.M., July 28, 2025

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday July 28, 2025, 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, Martin Phillips, Lauri Johnson, Randy Jones, Joey Anderson, and Jim Goldsworthy

BOARD MEMBERS ABSENT: N/A

EX-OFFICIO MEMBERS PRESENT: Phillip Neeley and Dr. DesMontes Stewart

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

CITY REPRESENTATIVES PRESENT: Mayor Tommy Moore, Barry Sullivan

STAFF PRESENT: Diane Johns - Administrative Officer

GUESTS ATTENDING: Delania Raney, Anna Beall, and Gary Sutton

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

INVOCATION: The invocation was given by Barry Sullivan

PUBLIC COMMENTS: None

CONSENT AGENDA: The minutes of the June 23, 2025, meeting and financials ending in May and June 2025 were presented to the Board for consideration.

Motion was made by Jim Goldsworthy, second by Joey Anderson

7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

PRESENTATION: BIG Façade Grant Update. Two new applications. No new payments made.

CONVENE INTO EXECUTIVE SESSION at 12:01pm:

Adjourn into closed or executive session to discuss the following:

- Under Government Code 551.072 – Deliberations Regarding Real Property: 2600 Airport Drive: Lease with JC Millwork, Inc.
- Under Government Code 551.087 – Deliberations Regarding Economic Development Negotiation: Camp Howze Development Partners, LLC Performance Agreement.
- Under Government Code 551.071(2): Consultation with the City Attorney on a matter in the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Texas Open Meetings Act regarding: Agreement with former employee.
- Under Government Code 551.074 – To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer of employee: Economic Development Director.

RECONVENE INTO OPEN SESSION at 2:25pm

8. A resolution of the Gainesville Economic Development Corporation of the City of Gainesville, Texas, regarding a severance agreement with William Myers.

Motion was made by Will Presson, second by Martin Phillips

7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

9. A resolution of the Gainesville Economic Development Corporation of the City of Gainesville, Texas, electing a Secretary for 2024 - 2025.

Motion was made by Randy Jones, second by Jim Goldsworthy
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

10. A resolution of the Gainesville Economic Development Corporation of the City of Gainesville to approve signers to the GEDC checking account.

Motion was made by Jim Goldsworthy, second by Randy Jones
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

11. A resolution of the Gainesville Economic Development Corporation of the City of Gainesville approving a contract with Nancy Arlene Loyd to serve as Interim Executive Director.

Motion was made by Jim Goldsworthy, second by Will Presson
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

12. A resolution of the Board of Directors of the Gainesville Economic Development Corporation, a Texas non-profit corporation, approving the Lease Agreement with JC Millwork, Inc for approximately 10 acres located at 2600 Airport Drive; authorizing the President to execute said Lease Agreement and any and all related documents; and providing for an effective date.

Motion was made by Randy Jones, second by Lauri Johnson
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

13. Discussion on how the Board should address issues that arise with GEDC employees.

14. Discussion on improving transparency for GEDC Board meetings.

15. A resolution of the Gainesville Economic Development Corporation of the City of Gainesville approving a no-cost Change Order for 2600 Airport Drive to remove skylights from the roof.

Motion was made by Joey Anderson, second by Will Presson
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

16. A resolution of the Board of Directors of the Gainesville Economic Development Corporation, a Texas non-profit corporation, approving a Land Lease Extension Agreement with the City of Gainesville for approximately 12.121 acres of land located at 2600 Airport Drive; authorizing the President to execute said Lease Agreement and any and all related documents; and providing for an effective date.

Motion was made by Will Presson, second by Randy Jones
7 AYES, 0 NAYS, 0 ABSENT, and 0 ABSTENTIONS

17. A resolution of the Board of Directors of the Gainesville Economic Development Corporation, a Texas non-profit corporation, authorizing modifications to the building located at 2600 Airport Drive to accommodate JC Millwork, Inc, and providing for an effective date.

Motion was made by Will Presson, second by Jim Goldsworthy
7 AYES, 0 NAYS, 0 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 2:40pm.



Ryan Morris, President