

Minutes of

GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

Gainesville Civic Center

311 S Weaver St

Gainesville, Texas 76240

4:00 P.M., November 19, 2025

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday November 19, 2025, at 4:00 P.M. at the offices of the GEDC at 311 South Weaver, Gainesville, Texas 76240.

BOARD MEMBERS PRESENT: Randy Jones, Lauri Johnson, Chris Hamilton, Andrew Mozeleski, and Joey Anderson (late arrival)

BOARD MEMBERS ABSENT: Martin Phillips

EX-OFFICIO MEMBERS PRESENT: Darin Alred, David Moore and Mark Scruggs

EX-OFFICIO MEMBERS ABSENT: Dr. DesMontes Stewart and Tom Sledge

CITY REPRESENTATIVES PRESENT: Tommy Moore and Barry Sullivan

STAFF PRESENT: Arleene Loyd – EDC Director, Diane Johns – EDC Admin Officer

GUESTS ATTENDING: Matthew Dickson of Uplift Capital and Kelly Smith of B29

CALL MEETING TO ORDER: Randy Jones called the meeting to order at 4:10pm.

INVOCATION: The invocation was given by Barry Sullivan

PUBLIC COMMENTS: None

CONSENT AGENDA: The minutes of the November 5, 2025 meeting and the Financials from October 2025 were presented to the Board for consideration.

Motion was made by Lauri Johnson, second by Chris Hamilton

4 AYES, 0 NAYS, 2 ABSENT, and 0 ABSTENTIONS

STAFF REPORTS:

JCM - Lease payments have been moved back to December 1st pending completion of gutter/flashing work. John Straughn has been hired to fix the leaks around the roof that are running down the walls and into the building and the downspouts that are causing building leaks.

Lots 423 & 425 Weaver St have been cleared. Concrete and debris are hauled off.

2601 Mobile Home – the mobile office was demolished and removed from the property. Extra dirt from one of our adjacent lots was used to fill in the hole that was left. Site is clear. Removing the mobile office left a space in the chain link fence to the lot south.

2601 Airport Dr (fenced area) – The board discussed the opportunity to lease land to L2H for storage of Frac Sand trucks. The board agreed to the \$6000/month as suggested by realtors. The lease will be "as is" including the replacement of the missing fence on the north end where the mobile office was. L2H also agreed to add gravel to the lot if and when needed. Lauri suggested a one-year lease to be sure this rental works for us. She also agreed to look over the triple net lease.

KOSTONE Shower Division – Met with DRC on 11/05. Lot has several issues. Currently manufactured in China. Gainesville will be the US location. Second largest manufacturer behind Kohler. \$250 Million CapX.

Phase 1 3 mfg. bldg., 140,000 sf

Phase 2 Office warehouse

Employees – 30-45

Asking for 10 year tax abatement and all incentives.

Project Bread Crumbs – We are still one of the sites this project is looking at. Hopefully, the New Market Tax Credits will help close the deal.

\$175-\$200 Million CapX

150-200 employees with average wage of \$85,000 - Highly automated
NTMC will be important along with other incentives

By-laws Committee agreed to meet again and come up with a good draft to present to the new director for final approval. There were questions they are still working on. Committee: Chris, Martin, Tommy, Lauri.

Façade Committee –The board decided to make each façade grant an action item that will be formally voted on. An “Action Item” will be added to the December 3rd agenda for a vote for each application that is currently ready. In the future, each façade grant will need board approval and board approval for payment after completion. Barry recommended that each application should have a “contract” which includes the scope of work and a timeline, so the work is done in a timely manner.

GRANT PROGRAMS:

Application for 305 E California (Remax office) was presented at 11/05 board meeting. It is pending current photos, proof of insurance and an all clear from code compliance. Measurements assessed max out at \$25,000. Work desired is for awnings with estimated cost of \$3,550 which would be a payout of \$1,775. To be presented as an action item on next agenda for a vote to approve or not.

The following applications are to be submitted to Board on next agenda as an action item for voting purposes.

- 109 N Rusk (Salon) - has an all-clear from code compliance and all requirements have been met. Check to be issued for \$8,090.
 - Application date: 8/15/2025
 - Award letter date: (Sept)
 - Max award eligible: \$8,090.
- 108 N Commerce (Old Ritz building)- has an all-clear from compliance and all requirements have been met. Check to be issued for \$7,285.
 - Application date: initial: 7/02/2024 and amended 4/28/2025
 - Max award eligible: \$7,285
- 114 E Main (United Way) - has an all-clear from code compliance and all requirements have been met. Check to be issued for \$10,334.70.
 - Application date: 5/05/2025
 - Award letter date: 7/2/2025
 - Max award eligible: \$10,334.70

CONVENE INTO EXECUTIVE SESSION at 4:25pm:

Adjourn into closed or executive session to discuss the following:

- Under Government Code 551.072 – Deliberations Regarding Real Property
- Under Government Code 551.087 – Deliberations Regarding Economic Development Negotiation

RECONVENE INTO OPEN SESSION at 5:22pm – NO ACTION TAKEN IN EXECUTIVE SESSION.

CONSIDERATION OF 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, EXPRESSING SUPPORT FOR THE DESIGNATION OF CENSUS TRACTS IN GAINESVILLE AS QUALIFIED OPPORTUNITY ZONES AND PROVIDING FOR RELATED MATTERS.

Motion was made by Chris Hamilton, second by Andrew Mozeleski

4 AYES, 0 NAYS, 1 ABSENT, and 1 ABSTENTIONS

ADJOURN MEETING: With no further business before the GEDC Board, Randy adjourned the meeting of the Gainesville Economic Development Corporation at 5:27pm.



Martin Phillips, President