

Gainesville Economic Development Corporation (GEDC)

Board of Directors Meeting Minutes

Date: February 18, 2026

Time: 4:00 p.m.

Location: Gainesville Civic Center, 311 S. Weaver, Gainesville, Texas

Board Members Present

- Martin Phillips
- Joey Anderson
- Randy Jones
- Matthew Dickson
- Chris Hamilton
- Andrew Mozeleski

Quorum

A quorum of the Board of Directors was present and duly constituted to conduct business.

1. Call Meeting to Order

The meeting was called to order at approximately **4:00 p.m.**

2. Invocation

An invocation was offered by Barry Sullivan

3. Public Comments

No members of the public provided comments.

4. Consent Agenda

A. Approve Minutes from February 4, 2026, Regular Called Meeting

- **Action:** Motion made and seconded to approve.
- **Vote:** Approved unanimously.

B. Approve Financials from January 2026

- The Board reviewed January 2026 financials.

- **Action:** Motion made and seconded to approve.
- **Vote:** Approved unanimously.

5. Executive Director's Report

The Executive Director reviewed operational updates and priorities, including:

- **Financial reporting improvements:** Proposed moving from line-item detail toward a clearer Board-level summary that highlights meaningful variances and trends.
- **Revenue tracking:** Emphasized the importance of monitoring sales tax as the primary revenue source, including year-over-year comparisons and trend lines.
- **Budget season readiness:** Noted intent to refine reporting to support budget development and ensure compliance with statutory limitations and allowable uses.
- **Board education/training:** Recognized recent participation in a sales tax conference and discussed potential follow-up resources tailored to cities under 20,000 population.
- **Upcoming/community events:**
 - Medical Center lip sync battle (Board invited; table availability discussed).
 - Medal of Honor Week banquet (date discussed; calendar hold requested).
- **Project and stakeholder updates:**
 - **JC Millwork facility:** Status update on prior roof/leak issue and related fire control panel replacement. The Executive Director reported a significant variance between two bids (approximately \$14,000 vs. under \$4,000) and plans to validate scope and consult the Fire Marshal.
 - **Facility/improvement requests:** Reported requests for additional improvements; indicated interior improvements were not under consideration. Exterior/drive access improvements may be evaluated if a defined scope is provided.
 - **Airport-adjacent land inquiries:** Discussion noted that airport land is generally not sold, and future land use is influenced by the airport master plan.
 - **Barthold Building (Old Central Freight):** Reported progress toward aligning parties on deal parameters and moving into a purchase and sale agreement (PSA), followed by a development agreement to be presented to the Board for

action as needed. Preliminary participation discussed as being within an upper boundary near \$250,000.

- **Prospect Kostone update:** Noted conversations regarding potential sites and a desire to help the prospect make an informed decision.
- **Glendenning acquisition:** Reported that the group purchased a significant tract in the city limits with a range of potential uses (commercial, industrial, residential, multifamily, parks/recreation) and infrastructure considerations.

6. New Business

A. Façade Grant Program Application

- No façade grant applications were presented for action.
- A question was raised regarding a prior application (referenced as a building at approximately “115 N. Commerce”). It was stated the application had been incomplete due to lack of proof of insurance and therefore had not been presented. The Board discussed whether re-submittal could be considered if updated.

B. Resolution: Authorize Executive Director as Signer on GEDC Checking Account

- The Board considered a resolution to approve the Executive Director as a signer on the GEDC checking account.
- **Action:** Motion made and seconded to approve.
- **Vote:** Approved.

7. Convene into Executive Session -

No items were presented for Executive Session.

8. Adjourn Meeting

The meeting adjourned at approximately **4:23 p.m.**



Martin Phillips