

Gainesville Economic Development Corporation (GEDC)

Board of Directors Meeting Minutes

Date: March 4, 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.

Others Present

Tommy Moore, Mayor

Matt Carlson, Executive Director

Diane Johns, Administrative Officer

1. Call Meeting to Order

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

2. Invocation

An invocation was offered.

3. Public Comments

Heartland Flyer Presentation – Ms. Tavia Evans

Ms. Evans provided an overview of advocacy efforts to support continued and expanded passenger rail service in the Texoma region, with a focus on the Heartland Flyer.

Key discussion points included:

- Ms. Evans requested broad participation in a community letter of support to demonstrate regional support to legislators and stakeholders.
- Ms. Evans cited figures related to economic impact, ridership, and regional connectivity, and encouraged community leaders to sign and share the letter.
- Board members requested that supporting data and sources be made available for review. Ms. Evans confirmed that supporting materials and links are available and offered to share them.

Staff noted that a Gainesville-specific letter of support had been drafted for Board review and signature, and that the intent is to distribute the letter to relevant elected officials and surrounding jurisdictions.

4. Consent Agenda

Items considered:

- Approve Minutes from February 18, 2026, Regular Called Meeting
- Ratify and Approve Façade Grant Payment for ReMax – Rita Greer
- Ratify and Approve the Amended and Restated Bylaws of the Gainesville Economic Development Corporation adopted by the Board on February 4, 2026

Discussion:

- A clarification was noted regarding the amended and restated bylaws: final adoption/ratification dates will be completed following City Council ratification. Staff indicated the bylaws will be presented at the next City Council meeting.

Action: Motion made and seconded to approve the Consent Agenda.

Vote: Motion carried.

5. Executive Director Report

The Executive Director provided updates, aligned to priorities and current activities.

A. Upcoming and community events

- **Blues and Tattoos Festival (March 15):** The Executive Director reported coordination with event leadership, anticipated higher attendance than prior year,

and efforts to gather data to support a potential Hotel Occupancy Tax (HOT) advertising request.

- **Medal of Honor Host Week (banquet March 17):** The Board was reminded to RSVP for the GEDC table. Additional weeklong events were noted.

B. Project updates

- **JC Millwork facility:** The Executive Director reported ongoing coordination to reconcile bid scope discrepancies and a planned walkthrough the following week. Remaining tenant obligations were noted, including an ADA-compliant approach.
- **Barthold Building (Old Central Freight):** The Executive Director reported continued progress toward a purchase and sale agreement through local counsel. A question regarding potential realtor involvement was noted as under review and expected to be clarified through the title process. The seller is expected to have 90 days after closing to remove personal property prior to demolition.
- **BNSF utility relocations:** The Executive Director reported BNSF has identified required relocation of City utilities associated with rail improvements. Preliminary estimates were described as fluctuating and in the approximate range of \$800,000 to \$1,000,000 pending engineering and OPCC completion. The Board discussed the importance of avoiding schedule delays and requested detailed cost information when available.

C. Prospects and relationship development

- **Keystone Shower Division:** The Executive Director reported ongoing outreach and limited responsiveness to date.
- **Flower Mill redevelopment:** The Executive Director reported new ownership and early concept discussions regarding potential reuse and future presentations.
- **Harkins development:** The Executive Director reported a planned visit in early April and interest in multiple sites.
- **Pace Ranch / Glendenning acquisition:** The Executive Director reported a meeting scheduled for late March to discuss long-term plans for a large tract recently acquired.

6. Convene into Executive Session

The Board convened into Executive Session in compliance with Texas Government Code, Chapter 551.087 to deliberate regarding an economic development project (Project Electra).

7. Reconvene into Open Session and Take Action if Required

No action was taken in Open Session.

8. Adjourn Meeting

The meeting was adjourned.



Martin Phillips, President