

Gainesville Economic Development Corporation (GEDC)

Board of Directors Meeting Minutes

Date: March 18, 2026

Time: 4:00 p.m.

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

Board Members Present

- Martin Phillips
- 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
- Barry Sullivan, City Manager
- Matt Carlson, Executive Director
- Diane Johns, Administrative Officer

1. Call Meeting to Order

The meeting was called to order at 4:00 p.m. by Martin Phillips.

2. Invocation

An invocation was offered by Barry Sullivan.

3. Public Comments

No public comments were made.

4. Consent Agenda

Items considered:

- Approve Minutes from March 4, 2026, Regular Called Meeting
- Approve Financials from February 2026

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

Vote: Motion carried.

5. Executive Director's Report

The Executive Director provided updates regarding current initiatives and prospective opportunities, including:

- Discussion regarding opportunities to use GEDC investments as a “force multiplier” to encourage broader revitalization and redevelopment activity in the vicinity of ongoing improvements.
 - Status of planning efforts and constraints in the referenced area, including floodplain limitations and related considerations.
 - Noted updates regarding interest from a developer to explore clustered redevelopment opportunities, including potential retail, medical, hospitality, and sports/entertainment uses.
 - Update regarding the Pace Ranch acquisition (Glendenning) and a planned visit in early April to discuss plans and potential community impacts.
 - Discussion regarding potential senior housing opportunities and constraints related to census-eligible tracts and applicable funding programs.
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6. Regular Session

A. Consider and take action on an application for a Business Improvement Grant (BIG) for 204 Commerce Street, Gainesville, TX

Discussion:

- Staff reviewed the application materials and process steps under the revised BIG program.
- Staff noted eligible reimbursement amount of \$12,800.
- Board discussion reflected general support for the proposed improvement plan and the potential for the project to support additional reinvestment activity in the area.

Action: The Board provided conditional approval to proceed with reimbursement of \$12,800, subject to completion of the work as described and submission/verification of required documentation (including paid invoices and related compliance items) prior to issuance of payment.

Vote: No objections were raised.

B. Discussion and update on BNSF Rail Siding project for Camp Howze

Discussion:

- Updates were provided regarding current coordination with BNSF, including progress toward schedule milestones.
- The Board discussed positioning Gainesville's rail access as a competitive advantage relative to other regional rail-related development announcements.
- Staff discussed multimodal opportunities (rail, highway access, and airport planning) and the potential value of a transload facility to expand access to materials and logistics capabilities.
- Staff reported progress on addressing utility conflicts to avoid schedule delays for BNSF, including interim measures to cap lines and maintain system operations during design and construction.
- Staff noted continued coordination and future planning discussions with BNSF, including a possible planning charrette within the next six months regarding rail connectivity opportunities, including potential airport-related concepts.

7. Convene into Executive Session

The Board convened into Executive Session at approximately 5:02 p.m. in compliance with Texas Government Code, Chapter 551.087 to deliberate regarding an economic development project (Project Electra).

8. Reconvene into Open Session and Take Action if Required

No action was taken in Open Session.

9. Adjourn Meeting

The meeting adjourned at approximately 5:05 p.m.



Martin Phillips