

Gainesville Economic Development Corporation (GEDC)

Board of Directors Meeting Minutes May 6, 2026

Gainesville Civic Center 311 S. Weaver Gainesville Texas 76240

A Regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday May 6, 2026, at 4:00p.m. at the offices of the GEDC at 311 South Weaver St., Gainesville TX 76240.

Board Members Present: Joey Anderson, Matthew Dickson, Chris Hamilton, and Andrew Mozeleski

Board Members Absent: Martin Phillips, Randy Jones, and Jacob Whiteman

City Representatives Present: Mayor Tommy Moore and City Manager Barry Sullivan

Staff Present: Matt Carlson – Executive Director and Diane Johns – Administrative Officer

Quorum

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

1. Call Meeting to Order: Joey Anderson called the meeting to order at 4:00p.m.

2. Invocation: The invocation was given by Barry Sullivan.

3. Public Comments / Public Hearing: opened at 4:01p.m.

Public Hearing for Proposed Business Incentive Agreement — Axis Energy Services (Project Elektra)

Tabled to a future date.

Public Hearing for Proposed Economic Development Performance Agreement — Camp Howze Development Partners, LLC

Public testimony was invited. None given.

Public Hearing closed at 4:02p.m.

4. Consent Agenda

Items considered:

- Approve Minutes from April 15, 2026, Regular Called Meeting
 - Motion by Andrew Mozeleski
 - Second by Matthew Dickson
 - 4 Ayes, 0 Nays, 3 Absent, 0 Abstentions

Vote: Motion carried.

5. Executive Director's Report

Key discussion points included:

- **Pace Ranch / corridor coordination:** Staff reported follow-up with Pace Ranch and plans to schedule a civil engineering coordination meeting in June to review corridor-wide development activity, identify likely future utility needs, and plan for long-term service capacity beyond a single project.
- **Business retention / employer engagement program:** Staff discussed developing a more structured approach to visiting larger manufacturers and employers, including:
 - A proposed annual survey to gather inputs and surface issues earlier.
 - A commitment to visit larger manufacturers on a biennial cycle (with flexibility as needed).
 - Potential involvement of the Mayor and interested Board members in plant visits.
 - A proposed workflow to translate survey responses into follow-up actions (including a “red/yellow/green” triage to identify urgent issues).

6. Regular Session

Consideration and authorize Executive Director to enter into a contract for professional services with Placer AI up to \$20,000 annually for three (3) years

Discussion:

- Staff presented the business case for acquiring a locational analytics tool.
- Staff discussed how the expense fits within the current budget and the importance of ensuring clear value and appropriate distribution/usage.

Action: Board agreed to proceed.

Discuss and direct Executive Director regarding sponsorships and community participation

Discussion:

- The Board discussed the volume and variety of sponsorship/community participation requests and the need to clarify guiding priorities.

Guidance:

- General consensus supported establishing clearer criteria and a more consistent approach to sponsorship decisions (including prioritizing requests aligned with GEDC’s mission and measurable economic/workforce impact).

Discuss and provide Executive Director with guidance regarding participation in a proposed cost-sharing agreement between the City and the EDC for the relocation of utilities to allow for rail construction to the Camp Howze Rail Park

Discussion:

- Staff and City representatives discussed that required utility relocation is driven by BNSF right-of-way requirements (utilities in the railroad right-of-way must be moved at the utility owner’s expense).
- Estimated costs were discussed and described as significantly lower than earlier figures, with engineering costs still to be added.
- The Board discussed the public benefit of advancing the rail project and the value of a cooperative approach between the City and EDC.

Guidance:

- Consensus direction supported pursuing a 50/50 cost-sharing approach with the City.
 - Motion by Matthew Dickson

- o Second by Chris Hamilton
- o 4 Ayes, 0 Nays, 3 Absent, 0 Abstentions

Vote: Motion carried.

Consideration and action on a resolution approving a Business Incentive Agreement with Axis Energy Services (Project Elektra)

Action: Tabled to a future date.

Vote: None taken.

Consider and take action on a resolution to approve an Economic Development Performance Agreement with Camp Howze Development Partners, LLC

- o Motion by Chris Hamilton
- o Second by Matthew Dickson
- o 4 Ayes, 0 Nays, 3 Absent, 0 Abstentions

Vote: Motion carried.

7. Convene into Executive Session

No Executive Session items were scheduled for discussion.

8. Board Member Updates

- None

9. Adjourn Meeting

The meeting was adjourned 5:53p.m.

Martin Phillips _____, Presiding Officer
Print Name

[Signature] _____, Presiding Officer
Signature