

Minutes of
GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

Gainesville Civic Center

311 S Weaver St

Gainesville, Texas 76240

12:00 P.M., January 27, 2025

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Monday January 27, 2025, at 12:00 P.M. at the offices of the GEDC at 311 South Weaver, Gainesville, Texas 76240.

BOARD MEMBERS PRESENT: Ryan Morris, Will Presson, Martin Phillips, Laurie Johnson, Ken Keeler, and Joey Anderson

BOARD MEMBERS ABSENT: Jim Goldsworthy

EX-OFFICIO MEMBERS PRESENT: David Moore

EX-OFFICIO MEMBERS ABSENT: Dr. DesMontes Stewart, John Roane, Tom Sledge, Dr. Brent Wallace, and Phillip Neelley

CITY REPRESENTATIVES PRESENT: Mayor Tommy Moore, Barry Sullivan

STAFF PRESENT: William Myers - Executive Director, Diane Johns - Administrative Officer

CALL MEETING TO ORDER: Ryan Morris called the meeting to order at 12:05pm.

INVOCATION: The invocation was given by Barry Sullivan

PUBLIC COMMENTS: None

CONSENT AGENDA: The minutes of the November 25, 2024, meeting and financials ending in November 2024 and December 2024 were presented to the Board for consideration. Motion to approve: Will Presson; Second: Joey Anderson. The motion passed.

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

STAFF REPORT: Recent Events: Jan 8 Leadership Gainesville Business & Industry Day. Upcoming Events: Jan 25 – GISD Gala, Jan 31 – Chamber Annual Banquet, Feb 3 – Comprehensive Planning Workshop, Feb 28 – NTMC Dancing With Our Stars, Feb 23-25 – IEDC Leadership Summit. Updating GEDC signatories for the GEDC checking account. Mesa Industrial Flex Buildings: Pre-development meeting, Mesa is updating the plans, bid review is scheduled, Mesa and GEDC staff will market the proposed facilities. Construction is TBD based on market response. 2600/2601 Airport Drive: Liberty is processing the \$14,080 reimbursement to GEDC for column repairs, natural gas line testing passed inspection, all 3 heaters had to be replaced with 400,000 BTU Modine hanging heaters. Winterization is complete. 2600 roof repairs options and estimates were discussed. 2600/2601 Airport Drive city ground lease extension will be considered with GEDC investment in roof repairs.

PRESENTATION: BIG Façade Grant Update and Downtown Destination Loan-To-Grant Update

CONVENE INTO EXECUTIVE SESSION at 12:28pm:

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
- Under Government Code 551.074 – Deliberations Regarding Personnel

RECONVENE INTO OPEN SESSION at 12:51pm

PUBLIC HEARING – BUSINESS INCENTIVE AGREEMENT – PEAK RENTALS, LLC

12:51pm – Opened

12:52pm –Close public hearing

CONSIDERATION AND ACTION ON A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE EXECUTION OF A BUSINESS INCENTIVE AGREEMENT BY AND BETWEEN THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION AND PEAK RENTALS, LLC

Lauri Johnson made the motion to approve, Ken Keeler seconded the motion. The motion passed.
5 AYES, 0 NAYS, 1 ABSENT, and 1 ABSTENTIONS

PUBLIC HEARING – BUSINESS INCENTIVE AGREEMENT – SELECT WATER SOLUTIONS, LLC

12:54pm – Opened

12:55pm –Close public hearing

CONSIDERATION AND ACTION ON A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE EXECUTION OF A BUSINESS INCENTIVE AGREEMENT BY AND BETWEEN THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION AND SELECT WATER SOLUTIONS, LLC

Laurie Johnson made the motion to approve, Joey Anderson seconded the motion. The motion passed.
5 AYES, 0 NAYS, 1 ABSENT, and 1 ABSTENTIONS

ADJOURN MEETING: With no further business before the GEDC Board, Ryan Morris adjourned the meeting of the Gainesville Economic Development Corporation at 12:56pm.



Ryan Morris, President