

Gainesville Economic Development Corporation (GEDC)
Board of Directors Meeting Minutes
Date: August 5, 2026

Gainesville Civic Center, 311 South Weaver, Gainesville, Texas 76240

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

Board Members Absent: Martin Phillips, Randy Jones

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

2. Invocation: The invocation was offered by Barry Sullivan

3. Public Comments: No public comments were received.

4. Consent Agenda

Items considered:

- Approve Minutes from August 5, 2026, Regular Called Meeting
 - Motion by Matthew Dickson
 - Second by Andrew Mozeleski
 - 4 Ayes, 0 Nays, 3 Absent, 0 Abstentions
(one board member was not present for vote)

Vote: Motion carried.

5. Executive Director's Report

See attached Executive Director's Report

6. New Business

- Consider and take action on a resolution of the Board of Directors of the Gainesville Economic Development Corporation approving the Fiscal Year Budget of 2026–2027
 - Motion by Matthew Dickson
 - Second by Chris Hamilton

○ __5__Ayes, __0__Nays, __2__Absent, __0__Abstentions

Vote: Motion carried.

Key discussion points included:

Staff recommended approving the budget as presented so it can be included in the City's overall budget package.

Board members discussed differing philosophies regarding budgeting for a positive net income versus budgeting to deploy more of the annual revenue into current-year investments.

Discussion also addressed the strategic purpose of maintaining a substantial fund balance for future large-scale economic-development opportunities, recognizing that major projects may require significant one-time investments and that GEDC's return may come through broader City tax-base growth rather than direct repayment to GEDC.

The Board further discussed adding a third staff position to support communications, marketing, business retention and expansion, RFI responses, recruiting, site visits, social media, website updates, and general economic-development workload.

Discussion emphasized finding a candidate capable of representing GEDC with manufacturers, prospects, and community partners.

Staff estimated the position would demand a salary range of approximately \$60,000 to \$90,000 before burdened costs, depending on experience, and noted that space considerations would also need to be addressed.

The Board elected to approve the budget as presented and later amend the budget if the Board chooses to approve additional personnel.

- Consider and take action on a Business Incentive Grant Program application for 301 & 303 E. California Street, Gainesville, Texas 76240 – Chris Biffle
 - Motion by Matthew Dickson
 - Second by Andrew Mozeleski
 - __5__Ayes, __0__Nays, __2__Absent, __0__Abstentions

Vote: Motion carried.

Key discussion points included:

Staff presented the Business Incentive Grant Program application for 301 and 303 E. California Street, located next to the ReMax building in downtown Gainesville.

The properties house existing commercial tenants and upstairs apartments, with additional apartments planned above one of the businesses.

Staff reported that the applicant has maintained long-term tenants and intends to make a total investment of approximately \$200,000, with GEDC participation limited to eligible exterior improvements. Costs are estimated to be \$56,406 to \$60,000.

Eligible exterior work discussed included repainting, stucco repair, window-trim replacement, storefront improvements, and possible restoration or replacement of transom windows.

Based on program measurements, staff reported the project would qualify for \$70,704, but staff recommended GEDC participation not exceed 50% of approved eligible costs and be capped at \$30,000.

The Board discussed the value of placing visible signage at GEDC-assisted projects to show that EDC dollars helped fund improvements.

7. Executive Session

No items were scheduled for discussion.

8. Board Member Updates

No Board member updates were reported.

9. Adjourn Meeting

The meeting was adjourned at approximately 5:03 p.m.

Martin Phillips, Presiding Officer
Print Name

[Signature], Presiding Officer
Signature

Executive Director's Report

August 5, 2026

Recap / Upcoming Events

- a. Site Consultant Gathering – 8/25 – 8/27

Projects

7-11 New Prototype Store

- Grub and grade is underway
- Exploring other development potential based on original site plan – EDC Right of Way

JC Millwork (2600/2601 Airport Drive)

- All fire panel work completed. Inspections have been completed. New monitoring contract in place.

Camp Howze Rail Park

- BNSF grading for the parallel line continues and private rail grading has begun
- Broker is engaging with GEDC on prospecting
- GEDC is actively submitting parcels as part of RFI's
- Stream Realty (broker) has completed branding effort and new signage will be installed
- Investigating opportunity to expand park and market as mega-site
- BNSF would like to explore extending rail into air park to expand commercial opportunities

82 & Grand – Development Overview

- SEQ - Aldi's is beginning exterior finish. Parking surfaced.
- SWQ (Former Big Lots center) –
 - TJ Maxx & Five Below renovation work continues
 - Center owner has committed to refacing the center (Five Below underway) as well as lighting and surface parking improvements.

Airport Masterplan & Development Overview

- Master Planning approaching completion – Goal to adopt final configuration to extend runway to 10,000' and maximize development for both aviation and non-aviation related activities
- Several entities exploring hanger and services developments
- Potential may exist for GEDC to construct hangars on leased property (adjacent to JC Millwork)

Pace Ranch Purchase

- Waiting on dates from Rex Realty to schedule utility coordination meeting. GEDC pursuing dates for convening

Prospects

Potential Big Box Retailer

- Efforts continue to engage owner regarding relocating – incentives for relocation
- Selected site will require assemblage and relocation of existing industry
- Preference is for major I35 intersection

Potential In-line Site

- Property owner is exploring small in-line center on I35 frontage road (east side)
- Will require relocation of utilities and assistance (potential infrastructure grant)

State-Level Submissions – No new submittals

- Project Pentagon – Med Device - Round 2 (20-40 acres, 1500 jobs, 1M sq. ft., \$250M)
- Project Build Strong (pending) – Submitted (25 acres / \$90M capex / no rail / 300 jobs)
- Project Simmer – Food production industry – 1 MGD water req'd
- Project Silver Cardinal - Metal Separation Facility – DQ (not cost effective and environmental concerns)
- Project Cheetah – South Korean mfr. – submitted B29 properties outside rail (900 acres)
- Project Mule Kick – Small arms munitions mfr – min 250 acres / \$75 million / rail req'd
- Project Jay Walk – Adv. Mfr (industry undisclosed – 1M sq. ft. existing required)

Harkinson Development (mixed use commercial)

Interest continues in several properties on SH82 – redevelopment and new at various opportunities. Visit delayed at developer's request.

Potential Senior Housing Project(s)

- Scheduling meeting with Gainesville Housing to explore old hospital site
 - Evaluation of “old hospital” site is in progress for 9% LIHTC
- Gainesville Trails zoning application (Trinity Housing Development) – Project will be resubmitted as a PD for consideration (9% LIHTC)