

Gainesville Economic Development Corporation (GEDC)
Board of Directors Meeting Minutes
Date: September 2, 2026

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

Board Members Present: Martin Phillips, Joey Anderson, Chris Hamilton, and Jacob Whiteman

Board Members Absent: Matthew Dickson, Andrew Mozeleski

City Representatives Present: None

Staff Present: 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 4:33 p.m.

2. Invocation: No invocation was offered.

3. Public Comments: No public comments were received.

4. Consent Agenda

Items considered:

- Approve Minutes from August 5, 2026, Regular Called Meeting
- Approve Financials from July 2026, Regular Called Meeting
 - Motion by Joey Anderson
 - Second by Chris Hamilton
 - 4 Ayes, 0 Nays, 2 Absent, 0 Abstentions

Key discussion points included:

- The Board clarified that only one set of meeting minutes required approval because the August 19, 2026 meeting was cancelled due to the lack of a quorum; the agenda's second entry documented the cancellation rather than presenting another set of minutes.

Vote: Motion carried.

5. Executive Director's Report

See attached Executive Director's Report

6. New Business

A. Presentation and discussion of potential infrastructure incentive agreement for flex commercial building at 410 S. Weaver Street

Key discussion points included:

- The Board had previously received a presentation and background information regarding the proposed project.
- The project materials identified infrastructure and site-work costs totaling approximately \$126,800.
- The Executive Director recommended GEDC participation equal to 50% of the eligible project costs, for a maximum amount of \$63,400.
- Board members noted that the proposed 50% participation was consistent with GEDC's customary approach to comparable incentive requests and that the project met applicable program qualifications.
- The Board confirmed that members had sufficient background information and raised no additional questions regarding the recommended terms.

Action: Motion made and seconded to authorize the Executive Director to negotiate and execute an infrastructure incentive agreement for the 410 S. Weaver Street project, with GEDC participation not to exceed 50% of eligible project costs, or \$63,400, subject to final agreement terms and applicable requirements.

- Motion by Jacob Whiteman
- Second by Chris Hamilton
- 4 Ayes, 0 Nays, 2 Absent, 0 Abstentions

7. Executive Session

No items were scheduled for discussion.

8. Board Member Updates

Key discussion points included:

- The Board discussed the possibility of returning to a schedule of one regular meeting per month to improve the likelihood of establishing a quorum.

- Board members expressed openness to a monthly schedule while emphasizing the importance of maintaining the Board's active engagement and momentum on economic-development initiatives.
- The Board noted that one seat was open and that the terms of Jacob Whiteman and Matthew Dickson had expired in August.
- Board leadership planned to confer with the Executive Director and City leadership to develop a proposed slate for submission to the Gainesville City Council for consideration at its September 15 meeting.
- The Board agreed to revisit the meeting-frequency discussion after the open seat and expired terms were addressed and the Board returned to full membership.

No formal action was taken.

9. Adjourn Meeting

The meeting was adjourned at approximately 4:38 p.m.

Joey Anderson, Presiding Officer
Print Name

Joey Anderson, Presiding Officer
Signature

Executive Director's Report

September 3, 2026

Recap / Upcoming Events

- a. AUVSI Pathfinder Drone Sym - 8/17-8/19
- b. Site Consultant Gathering – 8/25 – 8/27
- c. Commercial UAV Show – 9/1 – 9/2
- d. AUSA Procurement Conference – 10/12 – 10/14

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)

- Completed 1st year tenancy – new rent took effect in July (Five year lease agreement)

Camp Howze Rail Park

- BNSF grading for the parallel line continues and private rail grading has begun
- Broker (Stream) and GEDC are engaging together on prospecting
- GEDC is actively submitting parcels as part of RFI's
- Stream Realty has completed branding effort and new signage will be installed
- Investigating opportunity to expand park and market as mega-site w/ BNSF
- 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 9,700' and maximize development for both aviation and non-aviation related activities including vertiport for drone delivery.
- Several entities exploring industrial, hanger and services developments
- GEDC exploring possibility of constructing 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

Military Drone Supplier Network

- DoD initiative to enlarge domestic drone manufacturing capabilities
- County-wide initiative leveraging 11 major employers with relevant capabilities
- Steve Starnes is joining the GEDC in an Executive Consultant role to spearhead the effort
- Pathfinder AUVSI has led to (3) Prime Contractor introductions, 2 industry introductions and numerous inquiries

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 North Atlas – Aviation -- 20/40 acres, Airport w/ direct runway access – MFR / Corp Campus / R&D, (+\$200M - \$400M capex, 1200 jobs, RFI next step)
- 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 Cheetah – South Korean mfr. – submitted B29 properties outside rail (900 acres)

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)