Gainesville Economic Development Corporation (GEDC)
Board of Directors Meeting Minutes
Date: October 7, 2026

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

Board Members Present: Martin Phillips, Joey Anderson, Matthew Dickson, Chris Hamilton, Andrew Mozeleski, Jim Goldsworthy, and Phillip Neelley

Board Members Absent: None

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 for conducting business.

1. Call Meeting to Order: The meeting was called to order at approximately 4:00 p.m.

2. Invocation: An invocation was offered by Barry Sullivan.

3. Public Comments / Public Hearing

Public Hearing: Proposed Business Incentive Agreement with T5 Legacy Properties, LLC — infrastructure incentive grant in an amount not to exceed $63,400.

Key discussion points included:

- Staff summarized the history and proposed terms of the incentive. The Board had previously evaluated the project and affirmed its eligibility for support under the Statute.
- The agreement requires street-facing improvements sensitive to the existing built environment, including stone cladding, cedar trim, and metal trim. Construction will materially conform with the architectural renderings submitted with the project application.
- The owner/developer will present a materials list and, to the extent practical, a materials board.
- The property houses the owner's existing business with room for up to three additional tenants. Additional jobs are expected as tenancies and the owner's company grows. Claw back provisions affirming both events are part of the incentive agreement and performance will be substantiated by annual progress reports.

No public testimony was received, and no other public comments were offered.

No further action was taken under this item with formal action on the associated resolution recorded under New Business, Item A.

4. Consent Agenda

Items considered:

- Approve Minutes from September 16, 2026, Regular Called Meeting
- Approve Financials from August 2026
- Approve a Resolution to Correct the Vacation Terms of the Executive Director's Contract as Noted in Amendment #1

Action: A motion was made and seconded to approve the Consent Agenda as presented.

  - Motion by Joey Anderson
  - Second by Jim Goldsworthy
  - __7__Ayes, __0__Nays, __0__Absent, __0__Abstentions

5. Executive Director's Report

- See attached Executive Director's Report

6. New Business

A. Resolution to Authorize the Executive Director to Negotiate and Execute a Business Incentive Agreement – Infrastructure Grant with T5 Legacy Properties, LLC, in an Amount Not to Exceed $63,400.00

Staff recommended approval of the resolution under the terms summarized during the public hearing.

Vote: Motion carried unanimously.

  - Motion by Chris Hamilton
  - Second by Andrew Mozeleski
  - __7__Ayes, __0__Nays, __0__Absent, __0__Abstentions

B. Recognize new Board of Directors members: Mr. Jim Goldsworthy and Mr. Phillip Neelley.

C. Revision of the Appointed Meeting Times of the Board of Directors

Key discussion points included:

- The Board revisited the twice-monthly meeting schedule, noting that many recent meetings have involved only routine consent items and that a monthly schedule would make better use of members' and staff's time.
- Staff explained that the change can be made by the Board without City Council approval, though the bylaws — which currently require meetings every other week — will be updated along with other planned revisions. Special meetings remain available with 72-hour posting whenever a quick turnaround is required.

- The Board discussed moving meetings from Wednesdays to Mondays to reduce conflicts with mid-week business travel. The Board selected the third Monday of each month to allow sufficient time for financial statements to be prepared. Holiday conflicts will be identified and rescheduled as part of the normal calendar.
- Members confirmed a 4:00 p.m. start time.

Action: A motion was made and seconded that the Board meet on the third Monday of every month at 4:00 p.m.

  - Motion by Jim Goldsworthy
  - Second by Chris Hamilton
  - __7__Ayes, __0__Nays, __0__Absent, __0__Abstentions

Vote: Motion carried unanimously.

D. Nominations and Elections of Corporate Officers

With a fully constituted Board, and as required by the Corporation's bylaws, the Board conducted elections of corporate officers.

Martin Phillips asked not to be considered for President, Vice President, or Secretary/Treasurer, expressing appreciation to the Board for helping stabilize the organization over the past seven months and noted the value of fresh perspectives in leadership. The Board thanked him for his service as President.

- For the office of President:
  Joey Anderson was nominated and seconded, confirmed his willingness to serve, and was elected by unanimous voice vote.
- For the office of Vice President:
  Phillip Neelley and Chris Hamilton were nominated.
  By a show of hands, Phillip Neelley received four votes and Chris Hamilton received three;
  Phillip Neelley was elected Vice President.
- For the office of Secretary/Treasurer:
  Matthew Dickson was nominated, confirmed his willingness to serve, and was elected by unanimous voice vote.

The newly elected officers of the Gainesville Economic Development Corporation for 2026-2027 are: Joey Anderson, President; Phillip Neelley, Vice President; Matthew Dickson, Secretary/Treasurer.

7. Executive Session - No items were scheduled for discussion.

No Executive Session was held.

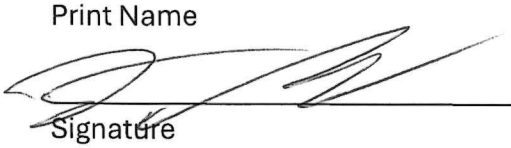
8. Board Member Updates

No Board member updates were reported.

9. Adjourn Meeting

The meeting was adjourned at approximately 4:45 p.m.

Matthew Dickson, Presiding Officer
Print Name


, Presiding Officer
Signature