

# GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

## *Minutes of* **April 1, 2026**

*Gainesville Civic Center*

*311 S Weaver St*

*Gainesville, Texas 76240*

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A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday April 1, 2026, at 4:00 P.M. at the offices of the GEDC at 311 South Weaver, Gainesville, Texas 76240.

**BOARD MEMBERS PRESENT:** Martin Phillips, Joey Anderson, Randy Jones, Chris Hamilton, Andrew Mozeleski and Matthew Dickson

**BOARD MEMBERS ABSENT:** Jacob Whiteman

**CITY REPRESENTATIVES PRESENT:** Mayor Tommy Moore and Barry Sullivan

**STAFF PRESENT:** Matt Carlson - Executive Director, Diane Johns - Administrative Officer

**CALL MEETING TO ORDER:** Martin Phillips called the meeting to order at 4:00pm.

**INVOCATION:** The invocation was given by Barry Sullivan

**PUBLIC COMMENTS:** None

Quorum

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

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## **Consent Agenda**

Item considered:

- Approve Minutes from March 18, 2026
  - Motion by Matthew Dickson
  - Second by Andrew Mozeleski
  - 6 Ayes, 0 Nays, 1 Absent, 0 Abstentions

Vote: Motion carried.

- Board members were reminded to submit **bios and headshots** for website updates.
- Board discussed and decided to standardize **motion tracking and documentation**, including recording vote counts (yeas, nays, abstentions) for clarity and future reference.

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## **Executive Directors Report**

### **JC Millwork Project**

- Awaiting a **like-for-like replacement bid** before proceeding.

- Ongoing relationship with vendor remains positive, though final acknowledgment of project completion is pending.
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## Barthold Building Project

- Buyer and seller have agreed on **price and terms**.
- Purchase and Sale Agreement (PSA) is under **legal review**.
- Next steps include execution and scheduling of closing.

## Funding Structure Discussion

- GEDC participation includes:
  - \$100,000 toward purchase price (due at closing)
  - \$125,000 for demolition and site clearing
- Proposed timing:
  - Payment of demolition funds **30 days after site clearance and invoice submission**

## Key Discussion Points

- Concern regarding **risk exposure** if development is not completed
  - Consideration of:
    - Clawback provisions
    - Development agreement protections
    - Financial disclosures or assurances from developer
  - Discussion of alternative structures (e.g., escrow), though noted these may complicate financing
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## Industrial Park / Prior Investments Discussion

- Board discussed evaluating **total historical investment** in related projects
  - Consideration of:
    - Bonds and interest costs
    - Prior development expenditures
    - Determining potential **“sunk cost” position**
  - Staff to explore summarizing total financial exposure for board review.
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## Location Analysis Tracking Tool (Placer AI)

- Discussion of potential subscription Location Analysis tool to measure **economic impact of events and activity**
- Noted benefits:
  - More accurate tracking of retail and visitor spending
  - Improved data for planning and justification of investments

## Funding Considerations

- Potential cost-sharing models
- Possible partners:
  - Chamber of Commerce
  - Local organizations
  - Educational institutions

## Action

- Staff to develop a **proposal including:**
    - Cost structure
    - Use cases
    - Beneficiaries
    - Implementation plan
  - Economic impact tool proposal **tabled** pending staff recommendation
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## Executive Session

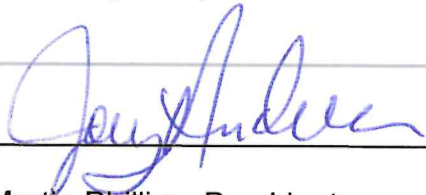
No executive session was held.

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## Adjournment

The meeting was adjourned at 6:04 PM.

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~~Martin Phillips, President~~

Joey Anderson, Vice President