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Elgin Economic Development Corporation

EDC Regular Meeting Minutes

Wednesday, November 13th, 2024, at 5:00 p.m

Elgin Public Library Annex Council Chambers
404 North Main Street, Elgin Texas

Board Members:

Bryan Bracewell - President, Cody Mauck – Vice President, Vicki Dumbeck - Secretary,
Sue Brashar, Forest Dennis, Irina Cortinas, Steven Cutbirth

Attending: Bryan Bracewell, Cody Mauck, Vicki Dumbeck, Forest Dennis, Sue Brashar, Steven Cutbirth

Absent: Irina Cortinas

Staff: Owen Rock, Kaley Frye

I. **CALL TO ORDER**– The meeting was called to order at 5:06 PM by Bryan Bracewell.

II. **PUBLIC COMMENT**

There were no public comments.

III. **APPROVAL OF MINUTES**

Brashar motioned to approve the minutes from the October 9th meeting, seconded by Mauck. Motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Director presented the financial report.

V. **NEW BUSINESS**

1. **Discussion and possible action to approve a Business Improvement Grant for Lo-Fi Coffee House & Studio in the amount of \$10,000**

Rock invited Ashley Dahlke, owner of Lo-Fi Coffee House & Studio to give details on the project. Dumbeck made a motion to approve a Business Enhancement Grant in the amount of \$10,000 as presented, seconded by Brashar. The motion passed unanimously.

2. **Discussion and possible action to approve a Listing Agreement with Headwater Commercial Realty LLC.**

Rock invited Brittnee Gregoire, Headwater Commercial Realty, to provide additional details to the board. Brittnee Gregoire provided additional information on the listing and marketing strategy. This item was moved into executive session for additional discussion.

3. **Discussion and possible action to approve a date for a Board Retreat in February of 2025.**

Dumbeck made a motion to have the Board Retreat prior to the February 12th Board Meeting at 12:00PM, Brashar seconded the motion. The motion passed unanimously.

VI. BUSINESS PARK COMMERCIAL INVESTMENT STATUS REPORT

This item was moved into executive session.

VII. EXECUTIVE SESSION

The Elgin Economic Development Corporation Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following: Section 551.072 - Deliberation about real property and/or potential sales, acquisitions, exchanges, leases, dispositions, incentives, or values of real property. Section 551.074 Personnel Matters.

The board entered Executive Session at 5:53 PM.

VIII. RECONVENE

The Elgin Economic Development Corporation Board of Directors will reconvene into Open Session to discuss, consider and/or take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

The board reconvened at 6:18 PM.

V. NEW BUSINESS

2. Discussion and possible action to approve a Listing Agreement with Headwater Commercial Realty LLC.

Mauck made a motion to approve the Listing Agreement with Headwater Commercial Realty and to authorize the EDC Director to sign the agreement. Brashar seconded the motion, the motion passed unanimously.

IX. ANNOUNCEMENTS

No announcements were made.

X. ADJORNMENT

The board adjourned at 6:20 PM.

ATTEST:



Vicki Dumbeck, Secretary

APPROVED:



Bryan Bracewell, President