EDC Regular Meeting Minutes

Wednesday, March 12th, 2025, 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, Steven Cutbirth, Irina Cortinas, Forest Dennis

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Attending: Bryan Bracewell, Sue Brashar (5:06 PM), Steven Cutbirth, Irina Cortinas, Forest Dennis

Absent: Cody Mauck, Vicki Dumbeck

Staff: Kaley Frye, Emily Preusse

I. **CALL TO ORDER**– The meeting was called to order at 5:01 PM by Bryan Bracewell.

II. **PUBLIC COMMENT**

There were no public comments.

III. **APPROVAL OF MINUTES**

Cortinas motioned to approve the minutes from February 12th, 2025, meeting and to approve the minutes from EDC Board Retreat from February 12th, 2025. Seconded by Cutbirth.

The motion passed unanimously.

IV. **FINANICAL REPORT**

The EDC Assistant Director presented the Financial Report.

V. **NEW BUSINESS**

1. **Discussion of possible action to approve a Business Enhancement Grant for Things Celtic in the amount of $10,000.**
   Frye provided information on the business and invited the owners Nikki Richardson-Rafferty and J. Robert Rafferty to provide additional details on the project. Bracewell moved this item into Executive Session for further discussion.

2. **Discussion and possible action to approve a Real Estate Contract with Cullen Health.**
   Frye provided background on the project. Michelle Anderson, CRE Broker for Cullen Health, presented the Board information on the project. Bracewell moved this item into Executive Session for further discussion.

3. **Discussion and possible action to approve a Contribution Agreement with Headwater Capital LLC.**

   This item was tabled.

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 5:34 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 6:16 PM.

V. NEW BUSINESS

1. **Discussion of possible action to approve a Business Enhancement Grant for Things Celtic in the amount of $10,000.**

   Bracewell tabled this item and requested additional information. The Board requested their business plan with estimated projected sales, sales tax, the projected number of employees, employee wages, and expected in store sales versus online.

2. **Discussion and possible action to approve a Real Estate Contract with Cullen Health.**
   Bracewell provided context into the challenges faced by City Council, explaining that due to industry changes and the current political pressure, the Board does not believe the City Council would support this project, and they will not take action on this item to move it forward.

IX. ANNOUNCEMENTS

Frye discussed Sip, Shop, and Stroll.

X. ADJOURNMENT

The Board adjourned at 6:19 PM.

ATTEST: [signature]

Vicki Dumbeck, Secretary

APPROVED: [signature]

Bryan Bracewell, President