EDC Regular Meeting Minutes

Wednesday, July 09th, 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, Chuck Swain

Attending: Bryan Bracewell, Cody Mauck, Vicki Dumbeck, Sue Brashar, Chuck Swain, Irina Cortinas

Absent: Steven Cutbirth

Staff: Kaley Frye, Isaac Turner

I. **CALL TO ORDER**– The meeting was called to order at 5:00 PM by Bryan Bracewell

II. **PUBLIC COMMENT**

No public comment.

III. **APPROVAL OF MINUTES**

Brashar motioned to approve the minutes from the June 11, 2025 meeting, seconded by Mauck.

The motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Interim Director presented the Financial Report and shared a draft budget.

V. **NEW BUSINESS**

1. **Discussion and possible action to approve a Business Enhancement Grant for Birdie's Vintage in the amount of $4,250.**

   Frye provided information on the business. Bracewell noted that the grant application listed a total of $8,500, while the invoice totaled $8,900. The Board decided to amend the application in the applicant's absence. Mauck made a motion to approve the Business Enhancement Grant for Birdie's Vintage in the amount of $4,450. Dumbeck seconded the motion. The motion passed unanimously.

2. **Discussion and possible action to approve a Master Lease Agreement with Headwater Capital Partners for the construction of a speculative industrial building on approximately 11 acres in Elgin business Park III.**

   This item was moved into executive session.

3. **Discussion and possible action on a Second Amendment to an Economic Development Agreement with Aviator Enterprises LLC and Version 1.0 LLC.**

This item was moved into executive session.

4. **Discussion and possible action on amending the by-laws of the Elgin Economic Development Corporation to transfer supervisory authority over the EDC Director from the EDC Board of Directors to the City Manager of the City of Elgin subject to final approval by the Elgin City Council.**

   This item was moved into executive session.

5. **Discussion and possible action on authorizing strategic support services to assist with organizational alignment and economic development planning.**

   This item was moved into executive session.

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 EDC Board entered executive session at 5:08PM.

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 EDC Board reconvened from executive session at 6:24PM.

Action was taken on the following items:

V. NEW BUSINESS

2. **Discussion and possible action to approve a Master Lease Agreement with Headwater Capital Partners for the construction of a speculative industrial building on approximately 11 acres in Elgin business Park III.**

   Brashar made a motion to approve a Master Lease Agreement with Headwater Capital Partners. Mauck seconded the motion. The motion passed unanimously.

3. **Discussion and possible action on a Second Amendment to an Economic Development Agreement with Aviator Enterprises LLC and Version 1.0 LLC.**

Dumbeck made a motion to approve a second amendment to an Economic Development Agreement with Aviator Enterprises LLC and Version 1.0 LLC. Brashar seconded the motion. The motion passed unanimously.

4. **Discussion and possible action on amending the by-laws of the Elgin Economic Development Corporation to transfer supervisory authority over the EDC Director from the EDC Board of Directors to the City Manager of the City of Elgin subject to final approval by the Elgin City Council**

   Mauck made a motion to table this item and reevaluate it in 6 months. Cortinas seconded the motion. The motion passed unanimously.

5. **Discussion and possible action on authorizing strategic support services to assist with organizational alignment and economic development planning.**

   Mauck made a motion to authorize strategic support services for phase one of the proposal, pending the Director's discretion if a better quote is received. Dumbeck seconded the motion. The motion passed unanimously.

VI. BUSINESS PARK COMMERCIAL INVESTMENT STATUS REPORT

No current updates on the Business Park Commercial Investment Status Report.

ANNOUNCEMENTS

Frye announced the Bastrop County Growth Summit on September 23rd.

Mauck announced a Flood Relief Benefit at Millie's on Main on July 12th.

ADJOURNMENT

The Board adjourned at 6:32 PM.

ATTEST:

Vicki Dumbeck, Secretary

APPROVED:

Bryan Bracewell, President