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Elgin Economic Development Corporation

EDC Regular Meeting Minutes

Wednesday, August 13th, 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

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Attending: Bryan Bracewell, Vicki Dumbeck, Steven Cutbirth, Irina Cortinas, Chuck Swain

Absent: Cody Mauck, Sue Brashar

Staff: Kaley Frye, Amanda Eichorst

I. **CALL TO ORDER**– The meeting was called to order at 5:05 PM by Bryan Bracewell

II. **PUBLIC COMMENT**

No public comment.

III. **APPROVAL OF MINUTES**

Dumbeck motioned to approve the minutes from the July 09, 2025, meeting contingent upon the discussed amendments being made, seconded by Swain.

The motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Interim Director presented the updated Financial Report.

V. **NEW BUSINESS**

1. **Discussion and possible action to approve the Fiscal Year 2025-2026 Elgin EDC Budget.**

   Frye presented the anticipated Fiscal Year 2025-2026 Elgin EDC Budget. Cortinas made a motion to approve the Fiscal Year 2025-2026 Elgin EDC Budget as presented, seconded by Swain. The motion passed unanimously.

2. **Discussion and possible action to approve a Business Enhancement Grant for Lo-Fi Coffee House & Studio LLC in the amount of $15,289.**

   Frye provided brief comments on the scope of the project and invited Ashley Dahlke forward to provide additional details. Mrs. Dahlke gave a presentation on her sales growth and business needs. Cutbirth made a motion to approve a Business Enhancement Grant for Lo-Fi Coffee House & Studio LLC in the amount of $15,289.00 as presented, seconded by Dumbeck. The motion passed unanimously.

3. **Discussion and possible action to approve the strategic support services with Day one for Phase I & Phase II.**

   This item was moved into executive session.

4. **Discussion and possible action regarding Yerico Manufacturing project located at 240 Roy Rivers Road and 508 Innovation Way.**

   The General Contractor for Yerico Manufacturing gave a presentation on site updates and delays. The Board discussed with Yerico that the company needs to expedite production and present an updated timeline for completion. This item was moved into executive session.

VI. BUSINESS PARK COMMERCIAL INVESTMENT STATUS REPORT

No project updates.

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 5:58PM.

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 6:38PM.

Action was taken on the following items:

V. NEW BUSINESS

3. **Discussion and possible action to approve strategic support services with Day One for Phase I & Phase II.**
   Dumbeck makes a motion to approve strategic support services with Day One for Phase I & Phase II, seconded by Cutbirth. The motion passed unanimously.
4. **Discussion and possible action regarding Yerico Manufacturing project located at 240 Roy Rivers Road and 508 Innovation Way.**
   No action to be taken.

ANNOUNCEMENTS

1. Frye announced the Austin Business Journal Bastrop County Growth Summit on September 23rd.
2. Frye announced that the Elgin EDC won the International Economic Development Corporation's Excellence in Economic Development Gold Award for Multimedia promotion – Video Campaign Supporting Business Development.

ADJOURNMENT

The Board adjourned at 6:46 PM.

ATTEST:

Vicki Dumbeck, Secretary

APPROVED:

Bryan Bracewell, President