EDC Regular Meeting Minutes

Wednesday, October 8th, 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 (5:08 PM), Sue Brashar, Steven Cutbirth, Irina Cortinas, Chuck Swain

Absent: N/A

Staff: Kaley Frye, Pam Sanders, Michael Gonzalez, Robert Eads, Peyton Standifer, Amanda Eichorst

I. **CALL TO ORDER**– The meeting was called to order at 5:03 PM by Bryan Bracewell.

II. **PUBLIC COMMENT**

No public comment.

III. **APPROVAL OF MINUTES**

Brashar motioned to approve the minutes from the August 13, 2025 meeting, seconded by Swain. The motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Interim Director presented the Financial Report.

V. **PRESENTATIONS**

The City Secretary gave a presentation on Robert's Rules of Order.

VI. **NEW BUSINESS**

1. **Discussion and possible action to approve a Business Enhancement Grant for Giant Printing in the amount of $3,612.50.**

   Frye provided information on the business. Mauck made a motion to approve a Business Enhancement Grant for Giant Printing in the amount of $3,612.50, seconded by Brashar. The motion passed unanimously.

2. **Discussion and possible action to approve a resolution to sell the remainder of Lot 1, Block A, Elgin Business Park II, being approximately 1.877 acres, more or less, to Aviator Enterprises LLC and Version 1 LLC for $490,572.72.**

   Frye provided brief comments and invited John McElroy forward to provide additional details. Brashar made a motion to approve the sale of the remainder of Lot 1, Block A, Elgin Business Park II, to Aviator Enterprises LLC and Version 1 LLC for $490,572.72 as presented, seconded by Swain. The motion passed unanimously.

3. **Discussion and possible action to approve additional funding for the installation of a grease interceptor system as part of infrastructure improvements supporting businesses in Downtown Elgin.**

   Frye provided background on the project and invited Michael Gonzalez, Public Works Director, forward to provide additional details. Dumbeck made a motion to approve up to $20,000 in additional funding for the installation of a grease interceptor system as part of infrastructure improvements supporting businesses in Downtown Elgin, seconded by Mauck. Cutbirth abstained from the vote. The motion passed with the following vote: Bracewell – yes, Mauck – yes, Dumbeck – yes, Cutbirth – abstained, Swain – yes, Cortinas – yes, Brashar – yes.

4. **Discussion and possible action on authorizing marketing support services for Korean outreach with Korea Texas Forum.**

   Frye provided a brief overview of the services offered. Mauck made a motion to approve authorizing marketing support services for Korean outreach with Korea Texas Forum, seconded by Dumbeck. The motion passed unanimously.

5. **Discussion and possible action to approve a Letter of Intent for Elgin ER, LLC.**

   This item was moved into executive session.

6. **Discussion and possible action to approve a 380 agreement with Project High Rock.**

   This item was moved into executive session.

7. **Discussion and possible action regarding potential land development opportunities.**

   This item was moved into executive session.

8. **Discussion and possible action to appoint the Interim Director of Economic Development as the Director of Economic Development.**

   This item was moved into executive session.

VII. BUSINESS PARK COMMERCIAL INVESTMENT STATUS REPORT

No project updates.

VIII. 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 5:32PM.

IX. 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 6:20PM.

Action was taken on the following items:

V. NEW BUSINESS

5. **Discussion and possible action to approve a Letter of Intent for Elgin ER, LLC.**

   Brashar made a motion to approve a Letter of Intent for Elgin ER, LLC, seconded by Mauck. The motion passed unanimously.

6. **Discussion and possible action to approve a 380 agreement with Project High Rock.**

   No action was taken.

7. **Discussion and possible action regarding potential land development opportunities.**

   No action was taken.

8. **Discussion and possible action to appoint the Interim Director of Economic Development as the Director of Economic Development.**

   Dumbeck made a motion to appoint the Interim Director of Economic Development as the Director of Economic Development, seconded by Cutbirth. The motion passed unanimously.

ANNOUNCEMENTS

1. Frye gave a brief overview of the Yerico and Elgin Business Park tour given to the Korea Trade Investment Promotion Agency (KOTRA) on September 17, 2025.
2. Frye announced that Cutbirth Family Dental was awarded the 2025 Business of the Year by the Elgin Chamber of Commerce.

3. Frye announced that she was awarded the 2025 Young Professional of the Year by the Elgin Chamber of Commerce.
4. Frye announced that the 38th annual Hogeye Festival is on October 25th in Downtown Elgin.
5. Frye announced that the Texas Municipal League Annual Conference will be October 28th – October 31st.
6. Frye announced that the METT Community Conversation 2025 is on November 12th at the Taylor ISD Event Center.

ADJOURNMENT

The Board adjourned at 6:28 PM.

ATTEST:

Vicki Dumbeck, Secretary

APPROVED:

Bryan Bracewell, President