



EDC Regular Meeting Minutes

Wednesday, December 10th, 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, Vicki Dumbeck, Sue Brashar, Steven Cutbirth, Irina Cortinas, Chuck Swain

Absent: Cody Mauck

Staff: Kaley Frye, 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 October 08, 2025, meeting, seconded by Dumbeck.

The motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Director presented the Financial Report for October and November.

V. **DIRECTOR'S REPORT**

1. **Elgin EDC Monthly Activity Report**

The EDC Director presented the Monthly Activity Report for October and November.

VI. **NEW BUSINESS**

1. **Discussion and possible action to approve a payment of \$88,062 to Carr Lane Manufacturing as per Economic Development Agreement.**

Frye presented the Economic Development Agreement for Carr Lane Manufacturing and reminded the Board of the Year 3 incentive payment to the business. Brashar made a motion to approve a payment of \$88,062 to Carr Lane Manufacturing as per the Economic Development Agreement, seconded by Swain. The motion passed unanimously.

2. Discussion and possible action to approve funding for the Capital Area Rural Transportation System (CARTS) in the amount of \$10,000 to support transportation services in Elgin.

Frye provided information on the services provided in Elgin by CARTS and the funding background for the business. Dumbeck made a motion to approve, seconded by Cortinas. The motion passed with the following vote: Dumbeck – yes, Cutbirth – yes, Swain – yes, Cortinas – yes, Brashar – abstained, Bracewell – yes.

3. Discussion and possible action to approve a LOI for Elgin Urgent Care, LLC.

This item was moved into executive session.

4. Discussion and possible action to approve an Economic Development Agreement with AV Elgin 46, LP, AV Elgin 46 QOF, LP and MRRM QOZP, LP.

This item was moved into executive session.

VII. PROJECT UPDATES

1. Construction updates for Elgin Business Park III

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 5:20 PM.

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 6:08 PM.

Action was taken on the following items:

V. NEW BUSINESS

3. Discussion and possible action to approve a LOI for Elgin Urgent Care, LLC.

Brashar made a motion to approve a LOI for Elgin Urgent Care, LLC, seconded by Dumbeck. The motion passed unanimously.

4. Discussion and possible action to approve an Economic Development Agreement with AV Elgin 46, LP, AV Elgin 46 QOF, LP and MRRM QOZP, LP.

Cutbirth made a motion to approve an Economic Development Agreement with AV Elgin 46, LP, AV Elgin 46 QOF, LP and MRRM QOZP, LP, seconded by Brashar.

The motion passed with the following vote: Cutbirth – yes, Swain – yes, Cortinas – yes, Brashar – yes, Bracewell – yes, Dumbeck – abstained.

X. ANNOUNCEMENTS

1. The City of Elgin Christmas Party is at the SPJST on December 12th at 5:30 PM.

XI. ADJOURNMENT

The Board adjourned at 6:11 PM.

ATTEST:



Vicki Dumbeck, Secretary

APPROVED:



Bryan Bracewell, President