Elgin TEXAS perfectly situated... Elgin Economic Development Corporation

EDC Regular Meeting Minutes

Wednesday, April 8th, 2026, 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, Steven Cutbirth, Irina Cortinas, Chuck Swain

Absent: Sue Brashar

Staff: Kaley Frye, Amanda Eichorst

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**

Swain motioned to approve the minutes from the February 11, 2026, Board Retreat and the February 11, 2026, Regular meeting, seconded by Cutbirth. The motion passed unanimously.

IV. **FINANCIAL REPORT**

The EDC Director presented the Financial Report for March.

V. **DIRECTOR'S REPORT**

1. **Elgin EDC Monthly Activity Report.**
   The EDC Director presented the February and March activity report.
2. **Review of EDC Board goals from the 2026 EDC Board Retreat.**
   The EDC Director gave a brief summary of the 2026 EDC Board goals.

VI. **NEW BUSINESS**

1. **Discussion and possible action to approve a Business Enhancement Grant in the amount of $19,675 for Jackson Soul.**

   Frye gave background on the business and invited the owner, Natasha Jackson, to provide additional details on the project. Mauck made a motion to approve a Business Enhancement Grant in the amount of $19,675 for Jackson Soul, seconded by Dumbeck. The motion passed unanimously.

2. **<u>Discussion and possible action to approve a Business Enhancement Grant in the amount of $20,000 for CureFast Urgent Care.</u>**

   Frye provided brief comments on the scope of the project. Dumbeck made a motion to approve a Business Enhancement Grant in the amount of $20,000 for CureFast Urgent Care, seconded by Cutbirth. The motion passed unanimously.

3. **<u>Discussion and possible action to approve a Business Enhancement Grant in the amount of $20,000 for Sykes Industries, LLC.</u>**

   This item was moved into executive session.

4. **<u>Discussion and possible action to amend the Business Enhancement Grant guidelines.</u>**

   This item was moved into executive session.

5. **<u>Discussion and possible action regarding potential acquisition of property interests, including Executive Session deliberation pursuant to Texas Government Code 551.071 and 551.072, and direction to the Director.</u>**

   This item was moved into executive session.

6. **<u>Discussion and possible action to approve a Resolution for a Purchase and Sale Agreement with Downstream Interests, LLC, for the purchase of property located at Elgin Business Park III Phase III, LOT 13 & 14, approximately 11 acres.</u>**

   This item was moved into executive session.

7. **<u>Discussion and possible action to approve a Master Lease Agreement with Downstream Interests, LLC, for the construction of a speculative industrial building on approximately 11 acres in Elgin Business Park III.</u>**

   This item was moved into executive session.

VII. <u>PROJECT UPDATES</u>

No project updates.

VIII. <u>EXECUTIVE SESSION</u>

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 5:26 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 6:32 PM.

Action was taken on the following items:

VI. NEW BUSINESS

3. **Discussion and possible action to approve a Business Enhancement Grant in the amount of $20,000 for Sykes Industries, LLC.**

   Frye gave background on the business and invited the owner, Michael Sykes, to provide additional details on the project. Cutbirth made a motion to approve a Business Enhancement Grant in the amount of $20,000 for Sykes Industries, LLC, seconded by Dumbeck. The motion passed unanimously.

4. **Discussion and possible action to amend the Business Enhancement Grant guidelines.**

   No action was taken on this item.

5. **Discussion and possible action regarding potential acquisition of property interests, including Executive Session deliberation pursuant to Texas Government Code 551.071 and 551.072, and direction to the Director.**

   No action was taken on this item.

6. **Discussion and possible action to approve a Resolution for a Purchase and Sale Agreement with Downstream Interests, LLC, for the purchase of property located at Elgin Business Park III Phase III, LOT 13 & 14, approximately 11 acres.**

   Mauck made a motion to approve a Resolution for a Purchase and Sale Agreement with Downstream Interests, LLC, for the purchase of property located at Elgin Business Park III Phase III, LOT 13 & 14, approximately 11 acres, seconded by Cortinas. The motion passed unanimously.

7. **Discussion and possible action to approve a Master Lease Agreement with Downstream Interests, LLC, for the construction of a speculative industrial building on approximately 11 acres in Elgin Business Park III.**

Mauck made a motion to approve a Master Lease Agreement with Downstream Interests, LLC, for the construction of a speculative industrial building on approximately 11 acres in Elgin Business Park III, seconded by Cortinas. The motion passed unanimously.

X. ANNOUNCEMENTS

1. Frye announced that Elgin EDC has received the TEDC 2025 Economic Excellence Recognition award.
2. Frye announced that the 2026 Elgin Music Festival is April 9-11 at Veterans Memorial Park.

XI. ADJOURNMENT

The Board adjourned at 6:37 PM.

ATTEST:

Vicki Dumbeck, Secretary

APPROVED:

Bryan Bracewell, President