



**MINUTES OF PUBLIC MEETING
DE LEON TYPE A ECONOMIC DEVELOPMENT CORP.
5:00 p.m. – January 16, 2024
DIDC Approved on February 20, 2024**

1. **CALL TO ORDER:** Toney Prather called the meeting to order at 5: 06 pm.
2. **ROLL CALL:** Members present for roll call were as follows; to wit: Toney Prather, Emma Gonzales, Brandon Holland, and Kevin Caraway. Members not present for roll call were as follows; to wit: Tim Beaty, Heather Armstrong, and Feltz Terrill.
3. **INVOCATION:** Emma Gonzales gave the invocation.
4. **PUBLIC COMMENTS:**
No public comment.
5. **CONSENT (AUTOMATIC APPROVAL) AGENDA:** (All consent agenda items are considered routine by city council and will be one motion. There will be no separate discussion of these items unless councilmember requests an item be removed and considered separately.

Minutes from November 21, 2023

Brandon Holland made the motion to approve the minutes from January 16, 2024. Tim Beaty seconds that motion. All members present were in favor. Motion passed.

6. REGULAR AGENDA: (Discuss and act separately on the following items

a) Joe White – Cowboys & Vaqueros

Toney Prather explained that Mr. White was requesting reimbursement for some more work done to his store front. Mr. Prather offered to make an amendment to his original contract. The amount of three-thousand-dollar reimbursement is needing to be raised to three thousand three hundred twenty-five dollars. Kevin Caraway made the motion to approve the change in reimbursement amount. Brandon Holland seconded the motion. All members present were in agreement. Motion carries.

b) Melissa & Derek Otwell – Flex Fitness

Mr. Otwell started his presentation by explaining that he and his wife, Melissa, were passionate about fitness and health. They have been very blessed and happy with their takeover of the business. Melissa went on to explain they were requesting a store front grant for the money spent on the front of the business. They purchased new graphics for out front. Mr. Otwell did express his desire to expand the business to include physical therapy at some point. Mr. and Mrs. Otwell provided invoices to show what had been spent on front of the business so far, and requested reimbursement for new lighting to the entrance. Mr. Prather offered a reimbursement of one thousand five hundred dollars as half of the total paid. Kevin Caraway made the motion to approve the payment of one thousand five hundred dollars, or half of what has been paid not to exceed one thousand five hundred dollars. Brandon Holland seconds the motion. All members present were in agreement. Motion carries.

EDC Coordinator report

Jerry Leonard started his report explaining there wasn't much to report. Jerry stated that due to the holiday, there wasn't much activity. He did not travel. Jerry reported that there has been no activity or response from "Reliable Infrastructure" group so he is going to ask Mike Berry to remove him the coordinator's position. Mr. Leonard stated he planned on attending the City Council meeting on January 23, 2024 as he also planned to attend the Developing De Leon meeting the same morning. Jerry reported that he would be volunteering at the Antique Car Museum for the Saturday schedule until Mrs. Gilcrest

is able to resume her duties. Jerry then went on to explain his efforts in social media to promote De Leon. See attached coordinator report. Brandon Holland made the motion to approve Mr. Leonard's report. Kevin Caraway seconded the motion. All members present were in agreement. Motion carried.

Discuss Payment Issues:

Toney Prather went over the payment issues with the board. Mr. Prather reported that he would be attending small claims court Thursday, January 18, 2024 to put Pauline Villarreal and Kyndra Allen into collections. Tin Beaty reported he spoke to Hwy 6 Café and was told the road construction was killing the business. The cold weather has also been a factor in the slowness of business. Mr. Prather did make mention that the café was still generating sales tax so that is positive. Kevin Caraway inquired about De Leon Fitness and if the loan had been paid. Toney replied that he had a discussion with owners and payment had been paid in full. Toney did say he had an inquiry regarding the land for sale on west Almante, but no follow up has been made.

Prospective projects, relevance and Community Involvement.

No action taken

7. STAFF REPORT:

- **Report for the month ending.**
- **Accounts payable and receivable.**
- **Financial Report.**

Toney Prather went over the financial report. Kevin Caraway makes the motion to approve the financial report and Emma Gonzales seconds the motion. All present were in agreement. The motion carried.

- **Date of next meeting.**

Next meeting is February 20, 2024.

8. ADJOURN:

At 5:25 pm, Kevin Caraway made the motion to adjourn. Emma Gonzales seconds that motion. All members present were in favor. Motion passed.

I, Laura Garza, board designee for the De Leon Industrial Development Corporation, do hereby certify in good faith that the above and foregoing is true and correct of the regular meeting by the De Leon Industrial Development Corporation of the City of De Leon and of the minutes pertaining thereto on the 16th day of January, 2024.

Laura Garza, Board Designee

Minutes **PASSED AND APPROVED** by the De Leon Industrial Development Corporation of the City of De Leon on the 20th day of February 2024.

Toney Prather, President