NOTICE OF REGULAR CALLED MEETING
GRAHAM ECONOMIC IMPROVEMENT CORPORATION
BOARD OF DIRECTORS
JANUARY 13, 2026

PURSUANT TO THE TEXAS OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT A REGULAR CALLED MEETING OF THE **CITY OF GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD OF DIRECTORS,** WILL BE HELD ON **TUESDAY, JANUARY 13, 2026,** AT **8:30 A.M.** AT THE **GRAHAM CITY COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM,** TEXAS, AT WHICH MEETING, THE FOLLOWING AGENDA ITEMS WILL BE CONSIDERED. ITEMS ON THE AGENDA ARE SUBJECT TO ACTION. THE GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD OF DIRECTORS RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION ON AN AGENDA ITEM SHOULD THE NEED ARISE, AND IF APPLICABLE, PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551 OF THE TEXAS LOCAL GOVERNMENT CODE.

REGULAR MEETING AGENDA

1. **Call to Order.** **Time:** _____

2. Roll Call of Directors Present.

3. **Notice Posted.** Notice of this Meeting of the Graham Economic Improvement Corporation Board of Directs was duly posted at a place readily accessible to the public at least three business days prior to the date and time of this meeting, in accordance with the Texas Open Meetings Act.

4. **Public Forum:** This forum is for citizens to comment on any economic development subject. No discussion can be had by the Board; however, items commented upon may be placed on a future agenda for discussion and action.

5. Recess into Executive Session under the following provision of the Texas Local Government Code:

   – Sec. 551.087 – Deliberation Regarding Economic Development Negotiations:

   - Discussion regarding a proposed Incentives Agreement regarding an offer of financial or other incentives to T &S Manufacturing, Inc., under the Business Expansion and Relocation Program.

   (Enter into Executive Session _____Time)

6. Reconvene from Executive Session and take action, as required.

(Exit from Executive Session_____Time)

7. Consider and act to authorize Executive Director Melinda Brown to negotiate and conclude an Incentives Agreement, by and between the GEIC and T&S Manufacturing, Inc., an Agreement which provides certain cash incentives totaling up to $1,200,000, and further provides for the deferment of certain mortgage payments on certain GEIC-owned property, for a period of five years; and further still, said incentives are in support of economic development related to business expansion, job creation and infrastructure improvements with such improvements pertaining to certain real property which bears a physical address of 510 Corporate Drive, Graham, Texas.

8. Consider and act to authorize the Executive Director Melinda Brown (the 'Director') to take such actions as may be required to satisfy a certain 'Real Estate Lien Note', and further describing said Note as related to certain real property which bears a physical address of 510 Corporate Drive, Graham, Texas; and further still, authorizing the Director to disburse currently available funds, in an amount not to exceed $615,000, in support of such actions as may be required to satisfy said Note.

9. Executive Director's Report

    a. Chamber – Update on Shopping Spree

10. City Manager Update

11. Consider and act to approve the minutes from the previous meetings of the GEIC Board of Directors held on **December 10, 2025.**

12. Consider and act to approve the GEIC Financials for the period ending **December 31, 2025.**

13. Consider and act to authorize Executive Director Melinda Brown to disburse currently available funds in the amount of $33,512.69, to satisfy an invoice from the City of Graham related to the reimbursement of fifty percent of the Young County Arena, First Quarter Fiscal Year 2025-2026, operating deficit.

14. Consider and act to retroactively authorize the Executive Director to seek a reimbursement from ShockWatch Incorporated, in the amount of $35,361.31, with such reimbursement related to property taxes assessed against certain property having a physical address a 510 Corporate Drive, Graham, Texas.

15. Consider and act to authorize an extension to March 1, 2026, for the completion of certain grant requirements pursuant to an Agreement between the GEIC and Stephanie Campbell.

16. Comments and announcements.

17. Consider and act to set the date, time, and place for the next GEIC Board of Directors meeting.

18. **Adjournment** **Time:** _____

Eric Garretty, City Manager

Notice of this Public Hearing and Meeting Agenda posted at Graham City Hall, 612 Elm Street, Graham, Texas at 12:00 a.m./p.m. on this the 7th day of January, 2026.

NOTICE

The Graham Economic Improvement Corporation Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed above, as authorized by Texas Government Code Sections 551.071(Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices). Before any closed session is convened, The Presiding Officer will identify the section or sections of the act authorizing the closed session. All final votes, actions or decisions will be taken in open session.

ACCESSIBILITY NOTICE

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations and interpretive services must be made 48 hours prior to the meeting. Contact the Graham City Hall at (940) 549-3322.

I, the Undersigned Authority, do hereby certify that the above notice of Meeting of the Graham Economic Improvement Corporation Board of Directors is a true and correct copy of said notice posted at the City of Graham, Texas in a location convenient and readily accessible to the general public at all times.

Witness my hand this 7th day of January, 2026 at 12:00p.m. and remained so posted continuously for a least three business days preceding the scheduled date of the meeting.

CITY OF GRAHAM, TEXAS

For the Graham Economic Improvement Corporation Board of Directors

By: Marci Bueno

Marci Bueno, City Secretary

I hereby certify that the above shown notice was removed from the posting location at the Graham City Hall, 612 Elm Street, Graham, Texas 76450, at _____ a.m./p.m. on the _____ day of _____ 2026 and satisfies the three business days posting requirement.