GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD
REGULAR SESSION
FEBRUARY 3, 2025

BOARD MEMBERS PRESENT
Chairman: Jack Graham
Secretary: Bob Coleman
Chance Condron
Reece Rodgers
Toby Reddell

BOARD MEMBERS ABSENT
Alex Heartfield
Chris Holland

STAFF PRESENT
Eric Garretty, City Manager
Marci Bueno, City Secretary/Financial Official
Melinda Brown, Assistant City Manager/GEIC/GIA Executive Director

GUEST PRESENT
Cathy Partridge

1. CALL TO ORDER.
   Chairman Jack Graham called the meeting to order at 8:30 a.m.

2. ROLL CALL OF DIRECTORS PRESENT.
   Chairman: Jack Graham
   Secretary: Bob Coleman
   Chance Condron
   Reece Rodgers
   Toby Reddell

3. PUBLIC FORUM
   None.

4. EXECUTIVE DIRECTOR'S REPORT
   Assistant City Manager/GEIC/GIA Executive Director Melinda Brown provided the Executive Director Report.

5. CITY MANAGER UPDATE
   City Manager Eric Garretty provided reports on the following items:

   a. Sales Tax Collections Update
   b. Residential Housing Update
   c. Plug Power Project Update

6. CONSIDER AND ACT TO APPROVE THE MINUTES SUBMITTED FROM THE PREVIOUS GEIC BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 20, 2024.
   Motion made by Chance Condron and seconded by Bob Coleman to approve the

minutes submitted from the previous GEIC Board of Directors meeting held on **November 20, 2024**. Motion passed unanimously 5 – 0.

7. **CONSIDER AND ACT TO APPROVE THE MINUTES SUBMITTED FROM THE PREVIOUS GEIC PUBLIC HEARING HELD ON DECEMBER 3, 2024.**

   Motion made by Reece Rodgers and seconded by Bob Coleman to approve the minutes submitted from the previous GEIC Public Hearing held on **December 3, 2024**. Motion passed unanimously 5 – 0.

8. **CONSIDER AND ACT TO AUTHORIZE MELINDA BROWN, GEIC EXECUTIVE DIRECTOR, TO BE LISTED AS A SIGNATORY FOR GEIC BANK ACCOUNTS AND INVESTMENT ACCOUNTS.**

   Motion made by Bob Coleman and seconded by Chance Condron to authorize Melinda Brown, GEIC Executive Director, to be listed as a Signatory for GEIC Bank Accounts and Investment Accounts. Motion passed unanimously 5 – 0.

9. **CONSIDER AND ACT TO APPROVE AN APPLICATION FOR FUNDING UNDER THE LOCAL INCENTIVE PROGRAM, IN THE AMOUNT OF $10,000, FROM CHRIS DUNCAN WITH KLAM PROPERTIES AT 514 OAK STREET.**

   Motion made by Bob Coleman and seconded by Toby Reddell to **TABLE** an application for funding under the Local Incentive Program, in the amount of $10,000, from Chris Duncan with Klam Properties at 514 Oak Street. Motion passed unanimously 5 – 0.

10. **CONSIDER AND ACT TO AUTHORIZE AN EXTENSION TO MARCH 1, 2025, FOR THE COMPLETION OF CERTAIN GRANT REQUIREMENTS PURSUANT TO AN AGREEMENT BETWEEN THE GEIC AND DECK ENTERPRISES, LLC.**

    Motion made by Reece Rodgers and seconded by Toby Reddell to authorize an extension to March 1, 2025, for the completion of certain grant requirements pursuant to an Agreement between the GEIC and Deck Enterprises, LLC. Motion passed unanimously 5 – 0.

11. **CONSIDER AND ACT TO AUTHORIZE AN EXTENSION TO MARCH 1, 2025, FOR THE COMPLETION OF CERTAIN GRANT REQUIREMENTS, PURSUANT TO AN AGREEMENT BETWEEN THE GEIC AND KLAM PROPERTIES.**

    Motion made by Chance Condron and seconded by Bob Coleman to approve NO EXTENSION for the completion of certain grant requirements, pursuant to an Agreement between the GEIC and Klam Properties. Motion passed unanimously 5 – 0.

12. **CONSIDER AND ACT TO AUTHORIZE AN EXTENSION TO MARCH 1, 2025, FOR THE COMPLETION OF CERTAIN GRANT REQUIREMENTS PURSUANT TO AN AGREEMENT BETWEEN THE GEIC AND STEVE VAUGHAN.**

    Motion made by Chance Condron and seconded by Toby Reddell to authorize an extension to March 1, 2025, for the completion of certain grant requirements pursuant to an Agreement between the GEIC and Steve Vaughan. Motion passed unanimously 5 – 0.

13. **CONSIDER AND ACT TO APPROVE THE PAYMENT OF $28,032.92 FOR REIMBURSEMENT TO THE CITY OF GRAHAM FOR 50 PERCENT OF THE FIRST QUARTER, FISCAL YEAR 2024-2025 QUARTERLY OPERATING DEFICIT**

FOR THE YOUNG COUNTY ARENA.

Motion made by Chance Condron and seconded by Bob Coleman to approve the payment of $28,032.92 for reimbursement to the City of Graham for 50 percent of the First Quarter, Fiscal Year 2024-2025 quarterly operating deficit for the Young County Arena. Motion passed unanimously 5 – 0.

14. CONSIDER AND ACT TO APPROVE A PROPOSED GEIC POLICY REGARDING RETROACTIVE REQUESTS FOR FUNDING IN SUPPORT OF PROJECTS WHICH WERE STARTED PRIOR TO A GEIC FUNDING REQUEST.

Motion made by Reece Rodgers and seconded by Chance Condron to approve a proposed GEIC policy regarding retroactive requests for funding in support of projects which were started prior to a GEIC funding request. Motion passed unanimously 5 – 0.

15. COMMENTS AND ANNOUNCEMENTS.

Assistant City Manager/GEIC/GIA Executive Director Melinda Brown stated she is reviewing the trial balances and budgets. She also stated she is updating the Grants. City Manager Eric Garretty stated he is preparing the City's budget for next fiscal year.

16. CONSIDER AND ACT TO SET THE DATE FOR THE NEXT GEIC BOARD OF DIRECTORS MEETING.

Motion made by Jack Graham and seconded by Bob Coleman to **TABLE** setting the date for the next GEIC Board of Directors meeting. Motion passed unanimously 5 – 0.

17. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 a.m. Motion made by Chance Condron and seconded by Toby Reddell.