GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD
PUBLIC HEARING
PROPOSED INCENTIVES AGREEMENT WITH CHELDAN HOMES L.P.
JUNE 25, 2025

BOARD MEMBERS PRESENT
Chairman: Jack Graham
Alex Heartfield
Allison Danley
Chance Condron
Tanner Swaringen
Toby Reddell

BOARD MEMBERS ABSENT
Reece Rodgers

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
Courtney Ramirez
Thomas Wallner
Tony Ramirez

1. CALL TO PUBLIC HEARING TO ORDER
   Chairman Jack Graham called the public hearing to order at 8:30 a.m.

2. PURPOSE OF HEARING. THE PURPOSE OF THIS PUBLIC HEARING IS TO RECEIVE PUBLIC COMMENTS REGARDING THE PROPOSED INCENTIVES AGREEMENT WITH CHELDAN HOMES, LP. OF FORT WORTH, TX UNDER THE AFFORDABLE HOUSING PROGRAM.

3. NOTICE POSTED. NOTICE OF THIS PUBLIC HEARING WAS DULY ADVERTISED IN A NEWSPAPER OF LOCAL CIRCULATION AND POSTED IN GRAHAM CITY HALL AT A PLACE READILY ACCESSIBLE TO THE PUBLIC.

4. PRESENTATION BY BOARD PRESIDENT JACK GRAHAM ON A PROPOSED INCENTIVES AGREEMENT WITH CHELDAN HOMES, LP. OF FORT WORTH, TEXAS UNDER THE AFFORDABLE HOUSING PROGRAM.
   Board President Jack Graham presented on a proposed Incentives Agreement with Cheldan Homes, LP. of Fort Worth, Texas under the Affordable Housing Program.

5. PUBLIC COMMENTS ON A PROPOSED INCENTIVES AGREEMENT WITH CHELDAN HOMES, LP. OF FORT WORTH, TEXAS, UNDER THE AFFORDABLE HOUSING PROGRAM.
   City Manager Eric Garretty stated there would be a 60 Day waiting period for comments to go to the GEIC Director. The range for affordable housing is $200,000-$250,000 under the State of Texas guidelines.

6. GEIC BOARD MEMBERS COMMENTS ON A PROPOSED PERFORMANCE

AGREEMENT WITH CHELDAN HOMES, LP. OF FORT WORTH, TX UNDER THE AFFORDABLE HOUSING PROGRAM.

7. ADJOURN PUBLIC HEARING
There being no further business, the public hearing was adjourned at 8:35 a.m. Motion made by Jack Graham and seconded by Alex Heartfield.

GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD
REGULAR SESSION
JUNE 25, 2025

1. CALL TO ORDER.
Chairman Jack Graham called the meeting to order at 8:35 a.m.

2. ROLL CALL OF DIRECTORS PRESENT.
Chairman: Jack Graham
Alex Heartfield
Allison Danley
Chance Condron
Tanner Swaringen
Toby Reddell

3. WELCOME OF NEW GEIC BOARD MEMBERS – TANNER SWARINGEN AND ALLISON DANLEY.
Chairman Jack Graham welcomed new GEIC Board Members Tanner Swaringen and Allison Danley.

4. RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE: Chairman Jack Graham recessed the board into Executive Session at 8.37 a.m.

– Sec. 551.087 – Deliberation Regarding Economic Development Negotiations:

- Discussion regarding a proposed Incentives Agreement regarding an offer of financial or other incentives to Cheldan Homes, LP, in the furtherance of the Affordable Housing Program.

5. RECONVENE FROM EXECUTIVE SESSION AND TAKE ACTION, AS REQUIRED.
Chairman Jack Graham reconvened from Executive Session at 9:10 a.m.

TOBY REDDELL EXITED MEETING AT 9:10 A.M.

TOBY REDDELL ENTERED MEETING AT 9:13 A.M.

6. CONSIDER AND ACT TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND CONCLUDE AN INCENTIVES AGREEMENT, BY AND BETWEEN THE GEIC AND CHELDAN HOMES, LP, IN AN AMOUNT NOT TO EXCEED $200,000, IN SUPPORT OF THE ACQUISITION OF CERTAIN REAL PROPERTY, WITH SUCH PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAHAM, FOR THE PURPOSE OF CREATING NEW HOUSING OPPORTUNITIES WHICH WILL SUPPORT WORKFORCE RETENTION

AND EXPANSION.
Motion made by Chance Condron and seconded by Tanner Swaringen to authorize the Executive Director to negotiate and conclude an Incentives Agreement, by and between the GEIC and Cheldan Homes, LP, in an amount not to exceed $200,000, in support of the acquisition of certain real property, with such property located within the corporate limits of the City of Graham, for the purpose of creating new housing opportunities which will support workforce retention and expansion. Motion passed unanimously 6 – 0.

7. PUBLIC FORUM.
None.

8. EXECUTIVE DIRECTOR'S REPORT
GEIC Executive Director Melinda Brown presented a report.

9. CITY MANAGER UPDATE
City Manager Eric Garretty provided an update.

10. CONSIDER AND ACT TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING OF THE GEIC BOARD OF DIRECTORS HELD ON MAY 20, 2025.
Motion made by Toby Reddell and seconded by Chance Condron to approve the minutes from the previous meeting of the GEIC Board of Directors held on May 20, 2025. Motion passed unanimously 6 – 0.

11. CONSIDER AND ACT TO NOMINATE AND APPOINT INDIVIDUALS TO SERVE AS PRESIDENT, VICE PRESIDENT, AND SECRETARY OF THE GEIC BOARD OF DIRECTORS, FOR A TERM OF ONE YEAR, WITH AN EFFECTIVE DATE OF APPOINTMENT OF JUNE 26, 2025.
Motion made by Alex Heartfield and seconded by Allison Danley to nominate and appoint Jack Graham to serve as President, Chance Condron to serve as Vice President, and Toby Reddell to serve as Secretary of the GEIC Board of Directors, for a term of one year, with an effective date of appointment of June 26, 2025. Motion passed unanimously 6 – 0.

12. CONSIDER AND ACT TO APPROVE THE GEIC FINANCIALS FOR THE PERIOD ENDING MAY 31, 2025.
Motion made by Toby Reddell and seconded by Alex Heartfield to approve the GEIC Financials for the period ending May 31, 2025. Motion passed unanimously 6 – 0.

13. CONSIDER AND ACT TO RETROACTIVELY APPROVE EXPENDITURES BY THE EXECUTIVE DIRECTOR FOR PARTICIPATION IN AN ECONOMIC DEVELOPMENT TRAINING EVENT, IN THE AMOUNT OF $1,255.86, WHICH INCLUDES TRAINING FEES AND PER DIEM ALLOCATION, NOTING THAT FUNDING FOR SAME IS AVAILABLE IN THE CURRENT GEIC BUDGET.
Motion made by Chance Condron and seconded by Toby Reddell to retroactively approve expenditures by the Executive Director for participation in an economic development training event, in the amount of $1,255.86, which includes training fees and per diem allocation, noting that funding for same is available in the current GEIC budget. Motion passed unanimously 6 – 0.

14. CONSIDER AND ACT TO ESTABLISH A GEIC FAÇADE GRANT SUBCOMMITTEE AND FURTHER, NOMINATE AND APPOINT BOARD MEMBERS JACK GRAHAM AND REECE ROGERS AS THE MEMBERS OF SAME, OR NOMINATE AND APPOINT ALTERNATES.

Motion made by Chance Condron and seconded by Tanner Swaringen to establish a GEIC Façade Grant subcommittee and further, nominate and appoint Board members Jack Graham and Reece Rogers as the members of same, or nominate and appoint alternates. Motion passed unanimously 6 – 0.

15. **CONSIDER AND ACT TO APPROVE A GRANT APPLICATION, FROM LESLIE CHALMERS, ON BEHALF OF NEW HORIZON HOME CARE & HOSPICE OF GRAHAM, TEXAS, FOR FUNDING UNDER THE BUSINESS EXPANSION GRANT PROGRAM, IN AN AMOUNT NOT TO EXCEED $10,000.**
    Motion made by Jack Graham and seconded by Toby Reddell to DENY a grant application, from Leslie Chalmers, on behalf of New Horizon Home Care & Hospice of Graham, Texas, for funding under the Business Expansion Grant Program, in an amount not to exceed $10,000. Motion passed unanimously 6 – 0.

16. **CONSIDER AND ACT TO APPROVE A GRANT APPLICATION, FROM LESLIE CHALMERS, ON BEHALF OF NEW HORIZON HOME CARE & HOSPICE OF GRAHAM, TEXAS, FOR FUNDING UNDER THE LOCAL INCENTIVE GRANT PROGRAM, IN AN AMOUNT OF $10,000.**
    Motion made by Jack Graham and seconded by Toby Reddell to DENY a grant application, from Leslie Chalmers, on behalf of New Horizon Home Care & Hospice of Graham, Texas, for funding under the Local Incentive Grant Program, in an amount of $10,000. Motion passed unanimously 6 – 0.

17. **COMMENTS AND ANNOUNCEMENTS.**
    None.

18. **CONSIDER AND ACT TO SET THE DATE FOR THE NEXT GEIC BOARD OF DIRECTORS MEETING.**
    No Action was taken.

19. **ADJOURNMENT**
    There being no further business, the meeting was adjourned at 9:51 a.m. Motion made by Alex Heartfield and seconded by Chance Condron.