GRAHAM ECONOMIC IMPROVEMENT CORPORATION BOARD
REGULAR SESSION
JANUARY 13, 2026

BOARD MEMBERS PRESENT
Chairman: Jack Graham
Alex Heartfield *(By Phone)*
Allison Lowe
Chance Condron
Reece Rodgers
Tanner Swaringen
Toby Reddell

BOARD MEMBERS ABSENT
None.

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
   Alex Heartfield (By Phone)
   Allison Lowe
   Chance Condron
   Reece Rodgers
   Tanner Swaringen
   Toby Reddell

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**
   None.

5. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE:** Chairman Jack Graham recessed the board into Executive Session at 8.32 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 T &S Manufacturing, Inc., under the Business Expansion and Relocation Program.

6. **RECONVENE FROM EXECUTIVE SESSION AND TAKE ACTION, AS REQUIRED.**
Chairman Jack Graham reconvened from Executive Session at 8:41 a.m.

No Action was taken.

ALEX HEARTFIELD EXITED MEETING AT 8:41 A.M.

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.**
Motion made by Toby Reddell and seconded by Allison Lowe 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. Motion passed unanimously 6 – 0.

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.**
Motion made by Toby Reddell and seconded by Reece Rodgers 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. Motion passed unanimously 6 – 0.

9. **EXECUTIVE DIRECTOR'S REPORT**
GEIC Executive Director Melinda Brown presented a report on the following items:

a. Chamber – Update on Shopping Spree

10. **CITY MANAGER UPDATE**
City Manager Eric Garretty provided an update.

11. **CONSIDER AND ACT TO APPROVE THE MINUTES FROM THE PREVIOUS MEETINGS OF THE GEIC BOARD OF DIRECTORS HELD ON DECEMBER 10, 2025.**
Motion made by Allison Lowe and seconded by Toby Reddell to approve the minutes from the previous meetings of the GEIC Board of Directors held on **December 10, 2025.** Motion passed unanimously 6 – 0.

12. **CONSIDER AND ACT TO APPROVE THE GEIC FINANCIALS FOR THE PERIOD ENDING DECEMBER 31, 2025.**
Motion made by Reece Rodgers and seconded by Chance Condron to approve the GEIC Financials for the period ending **December 31, 2025**. Motion passed unanimously 6 – 0.

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.**
Motion made by Allison Lowe and seconded by Tanner Swaringen 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. Motion passed unanimously 6 – 0.

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.**
Motion made by Reece Rodgers and seconded by Tanner Swaringen 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. Motion passed unanimously 6 – 0.

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.**
Motion made by Reece Rodgers and seconded by Toby Reddell 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. Motion passed unanimously 6 – 0.

16. **COMMENTS AND ANNOUNCEMENTS.**
None.

17. CONSIDER AND ACT TO SET THE DATE, TIME, AND PLACE FOR THE NEXT GEIC BOARD OF DIRECTORS MEETING.

Motion made by Jack Graham and seconded by Reece Rogers to TABLE setting the date for the next GEIC Board of Directors meeting. Motion passed unanimously 6 – 0.

18. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 a.m. Motion made by Tanner Swaringen and seconded by Reece Rodgers.