GROESBECK EDC MINUTES FOR THE 16th DAY OF DECEMBER 2025

Be It Remembered that on DECEMBER 16, 2024, the Groesbeck Economic Development Corporation met in a Regular Session meeting at 6:00 p.m. in the Council chambers of the Municipal Building with Executive Director TK Presley presiding.

Board Directors Present: Warren Anglin, Tamikia Jackson, Marcus McGruder & Sonia Selvera

Absent: Matthew Dawley

Staff Present: Executive Director TK Presley

The meeting was called to order at 6:02 p.m.

Proper posting of the meeting notice was verified and a quorum of members was verified present.

Item 5 - Approval of Consent Agenda

- TK Presley asked if everyone had received a copy of the meeting minutes from the October and November 2024 regular session meetings. No amendments or corrections were offered.

- Upon a motion to approve by Mr. Anglin and seconded by Ms. Jackson, the motion carried unanimously with all in favor.

Item 6 - Discussion - Job Creation, Population Density and Strategy

- Ms. Presley presented updates on recent shifts in projects, how office consolidation and remote work are affecting population density and changes in how we need to consider job creation as a result. Discussion ensued on several topics -

    - Addition of the 164 corridor commercial developments
    - A need and enhanced ability to focus on downtown redevelopment
    - The obstacles presented by inactive ownership of downtown buildings
    - The best potential uses for downtown redevelopment
    - Regulations enacted by other cities that might help spur development

Ms. Presley noted that ordinances have to be adopted by Council to be enforceable. It was noted that we have to start somewhere and be a catalyst as the free market approach has been stagnant and unsuccessful.

- No motion was made or required.

- **Item 7 - Discussion - Project 310**

- Ms. Presley reviewed the state and status of the downtown corner building. Discussion ensued on options to redevelop the building and potential usages. Discussion ensued on the need for professional meetings and staff development space that has become apparent over the last year. It was pointed out that additional funding and recognition could be applied for if taken on as an intentional, specific-use

project. Ms. Presley was tasked with researching further and following up with a more detailed proposal.

- No motion was made or required.

- **Item 8** - **Director's Report**

- Ms. Presley briefed the board on the updates and activities for the last calendar month of the year.

- No motion was made or required.

Item 9 - **Adjournment**

- Upon a motion made by Ms. Jackson and seconded by Ms. Selvera, the GEDC voted unanimously in favor of adjourning the meeting at 7:07 p.m. The Motion carried.