MINUTES

Rockwall Economic Development Corporation
Regular Meeting of the REDC Board of Directors
Thursday, April 9, 2026 - 8:00 am
REDC Conference Room
2610 Observation Trail, Suite 104, Rockwall, Texas 75032

In Attendance: Kayne Pierce, Darren Shue, Justin Lee, Eric Burress, Brandon Buschold, John Hohenshelt, and Jeff Thompson

REDC Staff: Matt Wavering, Shannon Foltz, Jennifer Hammonds, and Debbie Leeuw.

Also present was City Manager Mary Smith, Assistant City Manager Joey Boyd, City Council Liaison Tim McCallum

I. Call to Order
Chairman Kayne Pierce called the meeting to order at 8:02 a.m.

II. Guest Recognition
No guests were present.

III. Open Forum/Public Comment
The Chairman opened the floor for public comment. No comments were received.

IV. Review and Consider Approval of Minutes from March 12, 2026, Rockwall Economic Development Corporation Board of Directors Regular Meeting
Eric Burress made a motion to approve March 12, 2026, REDC Board of Directors Regular Meeting minutes. John Hohenshelt seconded. The motion passed unanimously.

V. City Manager's Report, Economic Data and Related Discussions Pertaining to Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters
Mary Smith, City Manager and Finance Director, provided updates:

- She reported a 14.34% increase in sales tax revenue in February over last year.
- Ongoing city road projects remain on schedule.
- IKEA set to open April 29, 2026

VI. Review and Consider RTP Phase I Detention Pond Contractor
Staff explained the bid package to build the planned regional detention pond at the corner of SH-276 and Corporate Crossing drew strong market interest, with more than 20 bid package downloads, nine pre-bid attendees, and seven submissions, of which five qualified bids were evaluated using the Board-approved scoring matrix after two were disqualified. Sinks Excavation ranked highest based on pricing, qualifications, approach, and schedule. They demonstrated responsiveness, a bonding capacity up to $3 million, and strong external references; Kimley-Horn concurred with the selection. With a bid of $916,000

within the approved budget, Staff and Planning Committee recommended awarding the contract to Sinks Excavation.

Brandon Buschold made the motion to award the contract to Sinks Excavation with a not to exceed value of $1 million. John Hohenshelt seconded the motion. The motion passed unanimously.

VII. Rockwall Economic Development Corporation Board of Directors will recess into Executive Session to discuss the following matters as authorized by Chapter 551 of the Texas Government Code:

1. **Consultation with attorney regarding pending or contemplated litigation or settlement offer pursuant to Section 551.071.**
2. **Deliberation regarding the purchase, exchange, lease, or value of real property pursuant to Section 551.072.**
3. **Discuss or deliberate personnel matters including committee appointments pursuant to Section 551.074.**
4. **Discuss or deliberate Economic Development negotiations pursuant to Section 551.087.**

The Board recessed into Executive Session at 8:11 a.m.
The Board reconvened at 9:18 a.m.

VIII. Take Any Action as a Result of Executive Session

Eric Burress made a motion to approve pursuing the discussed land acquisition targets, plus any related opportunities. Darren Shue seconded the motion. The motion passed unanimously.

IX. Any Other News or Announcements

- Staff attended the DFW Industrial Summit last week where Matt Wavering participated as a panelist.
- Matt Wavering will be a speaker at the M&D CRE Eastern Dallas Deal Exchange & Investment Forum tonight.
- Staff announced that the Collier zoning case for Colmet passed City Council unanimously.
- Matt Wavering presented Jennifer Hammonds with a crystal award honoring her over 5 years of service with the City of Rockwall. He congratulated Jennifer on her successful leadership of the recent Workforce Development/Retention Roundtable.

X. Adjournment

The meeting adjourned at 9:22 a.m.

THESE MINUTES WERE PASSED AND APPROVED BY THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

This 14th day of May, 2026.

Kayne Pierce, Chairman

Darren Shue, Vice Chairman

CORPORATE SEAL

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CORPORATE SEAL
STATE OF TEXAS

Reviewed: