

MINUTES OF REGULAR MEETING

OF DAINGERFIELD ECONOMIC DEVELOPMENT CORPORATION TYPE A & TYPE B
City Hall – 101 Linda Drive – Daingerfield, TX 75638

October 16, 2025

Board Present:

Board members President- Chris Smith, Brenda Howard, Walter Bass.
Both Keitha Nilsson and Beverly Austin joined meeting by phone
Director Michelle Jones and Administrative Assistant Amanda Sanders

Absent: Marcie McGill and Jason Horn

Others:

1. Meeting Called to Order

Meeting was called to order at 4:42 p.m. by Chris Smith.

2. Public Comments

None.

3. Business

A. Hear, Discuss, and Possibly Act to Approve Minutes for September 4, 2025

Motion made by Brenda Howard to approve the minutes as presented. Seconded by Walter Bass. All voted for. Motion carried.

B. Deliberate and Act to Award Professional Services to assist with the preparation and administration of a U.S. Economic Development Administration (EDA) grant for the development of a regional strategic economic development plan.

Motion made by Beverly Austin to award Professional Services to assist with the preparation and administration of U.S. Economic Development Administration (EDA) grant for the development of a regional strategic economic development plan. Seconded by Brenda Howard All voted for. Motion carried.

C. Hear, Discuss, and Possibly Act on Loan Compliance Review of all Current EDC Loans.

No action – Discussion only

D. Discussion and Possible Action to remove Loan Compliance Review–Smith/EDC Loans from table.

Motion made by Beverly Austin to remove Loan Compliance Review–Smith/EDC Loans from table. Brenda Howard seconded. Keitha Nilsson and Walter Bass voted for. Chris Smith was recused. Motion Carried.

Executive Session : The Board went into Executive Session on Item E

pursuant to:

- **Texas Gov’t Code §551.072** (Deliberation Regarding Real Property)
- **§551.087** (Deliberation Regarding Economic Development Negotiations)-

Note: City Attorney will **not** be present; §551.071 (Consultation with Attorney) will **not** be invoked.

Executive Session The Board entered Executive Session at **4:59 p.m.** to discuss items **E**. Chris Smith stepped out into the lobby during executive session. No action was taken in executive session, discussion only. The Board reconvened into Regular Session at **5:24 p.m.**

E. Hear, Discuss, and Possibly Act on Loan Compliance Review and Possible Action — Smith/EDC Loans (Mugshots; Coffey Street; Postmark)

1. Mugshots (104 Webb St.)

2. Coffey Street Properties (Perkinson Building + Adjacent Lot)

3. Postmark (112 Webb St. Event Center)

*Motion made by **Keitha Nilsson** to address a conflict of interest regarding the Board President’s active loans with the Economic Development Corporation.
To clear the conflict, the Board presented two options:*

1. **Option 1:** Pay in full the balances of **Texstar Property #1** and **Texstar Property #2** to satisfy outstanding EDC loan obligations; **or**
2. **Option 2: Voluntarily resign** from the Daingerfield Economic Development Corporation Board.

Seconded by Beverly Austin. Walter Bass and Brenda Howard voted for. Chris Smith was recused. Motion. Motion Carried. Chris Smith will let the board know about his decision at the next EDC meeting.

5. Monthly Reports

A. Economic Development Financial Reports – Informational only.

B. EDC Director Report – Informational only.

No action taken.

6. Adjournment

Motion made by Brenda Howard Seconded by Keitha Nilsson, all voted for. Motion carried.

All voted for. Meeting adjourned at **5:39 p.m.**