



BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

June 5, 2025 AT 12:00 PM

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on June 5, 2025, at the City of Brady Chamber of Commerce Building, located at 106 W Main Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

Board of Directors

Chuck Jividen
President

Lauri Smith
Vice President

Michael Cook
Treasurer

Erin Betts
Board Member

Terry Phillips
Board Member

Jane Huffman
Board Member

Chris Martin
Board Member

Staff

Daniel Mendoza
Director of the Economic
Development
Corporation/Chamber of
Commerce

James Stewart
City Manager

1. CALL TO ORDER & CERTIFICATION OF A QUORUM

Call the meeting to order @ 12:01pm all board members were present except for Terry Phillips. James Stewart was in attendance at the meeting.

2. PUBLIC COMMENTS AND HEARING

3. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action to pay towards the golf course cart shed projects for a credit towards the EDC loan of the Civic Center in the amount of \$25,000.
- James gave a print out of the bids and budget for the cart paths. James talked about how the project came about and all the donations. He reiterated his statements from the last meeting. They expanded the cart paths another foot. James talked who all donated the money for the cart paths. James talked about the EDC and City working together for projects, and to what was needed for the cart paths. James mentioned expanding the cart paths and that is why the \$25,000 is needed. James mentioned he originally had 25k for the cart paths but due to an error on the cart shed bids, he no longer has that money budgeted. Jane explained how the Civic Center obligation came about with the EDC. The city manager at the time decided the EDC would pay for it. Erin explained that is why the board doesn't want to be perceived as a city slush fund. Erin explained that when we do projects with the city we need to lay everything out, before we agree to everything. She mentioned that she is worried about the city coming back and stating they need some to get buy then they need more, etc. Cook explained that history keeps repeating itself with all city projects. He explained the cart paths look great and it does make it look a lot better. James explained that the board has to understand that they are also taking the money off the note, so it also benefits the EDC as well. He mentioned that he is not asking for a gift he is asking for a reduction of EDC. Betts and Huffman explained that that can go about it any way anytime the City comes asking for money. Martin explained that he maybe we look at negotiating the contract for the civic center. James explained that if this doesn't work out then he will figure it out. Betts asked why the city isn't looking at pulling the money this year. James explained that he cant spend money, and that the project was done on the private sector side. James explained because it was done in a fast manner. James explained this was a short, quicker answer to benefit. James explained it is 100% on him and he understands the boards frustration. James explained that moving forward he will give more time, and he is learning. Martin, said he is concerned that the city will start saying well the EDC owes the city money, he just doesn't want other people to start making that statement. Cook explained that it is not all on James, and there was some influence. Martin stated that the EDC wants a good relationship with the city and does not want a bad rep with the citizens. Jividen,

explained that no one has ever had a project that needed additional money. Jividen explained that we need to sit down and relook at the civic center obligation.

- Huffman mentioned that she talked to Corbell about the City and EDC for the Civic Center.
- A motion was made by Louri seconded by Huffman, to give \$25k to the city of brady for the obligation of the Civic center with the understanding that the 25k goes to the cart path project motion passes 4-1

4. Executive Session, if needed.

Goes into executive session at 1:20pm

The BEDC reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

A. Discussion, consideration and possible action/evaluation of executive director.

5. Open Session Action on Any Executive Session Item listed above, if needed.

Came out of executive session at 1:38pm

6. ADJOURNMENT

Motion to adjourn made by Cook seconded by Martin motion passed to adjourn at 1:39pm.

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on May 30, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Daniel Mendoza

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.