MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
May 14, 2025

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, May 14, 2025, at 11:02 a.m. in Training Rooms 3, 4, and 5 at the City of Denton Development Services Center, 401 N Elm St, Denton, Texas, 76201 at which the following items were considered:

PRESENT: Aimee Bissett, Erin Carney (previously Erin Carter/ex-officio), Ron Crockett, Brian Danhof, Jeremy Fykes, Kerry Goree, Gerard Hudspeth, Paul Meltzer, Leo Morales, Lee Ramsey, Aaron Roberts, Jason Tomlinson, and Clyde Rick Woolfolk

ABSENT: Sara Hensley (ex-officio) and Susannah O'Bara (ex-officio)

STAFF: Jamie Adams, Scott Bray, Christina Davis, Vanessa Esparza, Clay Parker, Kristen Pulido, Brittany Sotelo, Erica Sullivan, Christine Taylor, and Matilda Weeden

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No presentations from members of the public.

2. ITEMS FOR CONSIDERATION

A. EDP25-009 Receive nominations and elect a Chair to the Economic Development Partnership Board.

Bissett made a motion to nominate and elect Danhof as Chair of the Economic Development Partnership Board. Woolfolk seconded the motion. Motion carried (11-1).

AYES (11): Bissett, Crockett, Danhof, Fykes, Goree, Meltzer, Morales, Ramsey, Roberts, Tomlinson, and Woolfolk
NAYS (0): None
ABSENT (1): Hudspeth
ABSTAIN (0): None

B. EDP25-010 Receive nominations and elect a Vice-Chair to the Economic Development Partnership Board.

Bissett made a motion to nominate and elect Fykes as Vice-Chair of the Economic Development Partnership Board. Ramsey seconded the motion. Motion carried (11-1).

AYES (11): Bissett, Crockett, Danhof, Fykes, Goree, Meltzer, Morales, Ramsey, Roberts, Tomlinson, and Woolfolk
NAYS (0): None
ABSENT (1): Hudspeth
ABSTAIN (0): None

C. EDP25-011 Consider approval of the meeting minutes for April 9, 2025.

Woolfolk made a motion to approve the minutes of April 9, 2025, as is. Meltzer seconded the motion. Motion carried (11-1).

AYES (11): Bissett, Crockett, Danhof, Fykes, Goree, Meltzer, Morales, Ramsey, Roberts, Tomlinson, and Woolfolk
NAYS (0): None
ABSENT (1): Hudspeth
ABSTAIN (0): None

Hudspeth arrived at 11:20 a.m.

D. EDP25-012 Consider making a recommendation to City Council for approval of an incentive agreement for US Cold Storage, LP for a 60% property tax rebate for eight years and 75% sales tax rebate for the construction and equipping of the expanded facility under Chapter 380 of the Local Government Code; for an amount not to exceed $1,067,871.

Ramsey made a motion to approve recommendation to City Council for approval of an incentive agreement for US Cold Storage, LP for a 60% property tax rebate for eight years and 75% sales tax rebate for the construction and equipping of the expanded facility under Chapter 380 of the Local Government Code; for an amount not to exceed $1,067,871. Fykes seconded the motion. Motion carried (11-0-1).

AYES (11): Bissett, Crockett, Danhof, Fykes, Goree, Hudspeth, Morales, Ramsey, Roberts, Tomlinson, and Woolfolk
NAYS (0): None
ABSENT (0): None
ABSTAIN (1): Meltzer

E. EDP25-013 Consider making a recommendation to City Council for approval of an incentive agreement for Mayday Manufacturing Co. for a 60% property tax rebate

for ten years and an expansion grant under Chapter 380 of the Local Government Code; for an amount not to exceed $577,944.

Goree made a motion to approve recommendation to City Council for approval of an incentive agreement for Mayday Manufacturing Co. for a 60% property tax rebate for ten years and an expansion grant under Chapter 380 of the Local Government Code; for an amount not to exceed $577,944. Tomlinson seconded the motion. Motion carried (11-0-1).

AYES (11): Bissett, Crockett, Danhof, Fykes, Goree, Hudspeth, Morales, Ramsey, Roberts, Tomlinson, and Woolfolk
NAYS (0): None
ABSENT (0): None
ABSTAIN (1): Meltzer

3. WORK SESSION

A. EDP25-015 Staff Reports:

1. **Stoke Update – Heather Gregory**
2. **DEDC Update – Rick Woolfolk**
3. **Director Report – Brittany Sotelo**
4. **Economic Trends Report – Matilda Weeden**
5. **Future Agenda Items – Brittany Sotelo**

Staff presented each item and discussion followed. Christine Taylor presented the Future Agenda Items staff report.

4. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:25 p.m.

Brian Danhof, Chair
Economic Development Partnership Board

Vanessa Esparza

Vanessa Esparza
Administrative Assistant

Minutes Approved On: 6/25/2025