MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
SPECIAL CALLED MEETING
September 30, 2026

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, September 30, 2026, 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 (ex-officio), Jeremy Fykes, Kimberly Garza Turner, Kerry Goree, Jill Jester, Leo Morales, Cassey Ogden (ex-officio), Susannah O'Bara (ex-officio), Lee Ramsey, Rick Woolfolk, Nick Stevens, Jason Tomlinson

ABSENT: Brian Danhof, Lucy Hedari

STAFF: Marlow Abrams, Scott Bray, Lindsey Grob, Clay Parker, Kalli Ruiz, Brittany Sotelo, Erica Sullivan, Christine Taylor and Matilda Weeden

In the absence of Chair Danhof, Vice-Chair Fykes was acting Chair.

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. EDP26-023 Consider approval of the minutes of the July 22, 2026, Economic Development Partnership Board Special Called Meeting.

Woolfolk made a motion to approve the minutes of July 22, 2026, as presented. Stevens seconded the motion. Motion carried (10-0).

AYES (10): Bissett, Fykes, Garza Turner, Goree, Jester, Morales, Ramsey, Stevens, Tomlinson, Woolfolk

NAYS (0): None

ABSENT (2): Danhof, Hedari

B. <u>EDP26-024</u> Receive a report, hold a discussion, and consider recommending approval to City Council for renewal of an agreement between the City of Denton and Hickory & Rail Ventures, LLC, regarding an Economic Development Program for Stoke Denton, in the amount of $158,000; and providing an effective date.

Heather Gregory and Brittany Sotelo presented the item and discussion followed.

Tomlinson made a motion to recommend approval for renewal of an agreement between the City of Denton and Hickory & Rail Ventures, LLC to the City Council. Jester seconded the motion. Motion carried (9-0-1).

AYES (9): Bissett, Fykes, Garza Turner, Goree, Jester, Morales, Stevens, Tomlinson, Woolfolk

ABSTAIN (1): Ramsey

NAYS (0): None

ABSENT (2): Danhof, Hedari

C. <u>EDP26-029</u> Receive a report, hold a discussion, and consider recommending approval to City Council of an incentive agreement with EquipmentShare.com Inc for a sales tax rebate on construction materials up to $210,938, a job-based grant up to $100,000, and an ad valorem rebate on real property improvements and business personal property up to $616,037 under Chapter 380 of the Local Government Code.

Clay Parker presented the item and discussion followed.

Morales made a motion to recommend approval of an incentive to EquipmentShare.com to the City Council. Woolfolk seconded the motion. Motion carried (8-0-2).

AYES (8): Fykes, Garza Turner, Goree, Jester, Morales, Stevens, Tomlinson, Woolfolk

ABSTAIN (2): Ramsey, Bissett

NAYS (0): None

ABSENT (2): Danhof, Hedari

D. EDP26-030 Consider making a recommendation to City Council of the adoption of the City of Denton's Chapter 380 Policy.

Erica Sullivan presented the item and discussion followed.

Woolfolk made a motion to recommend approval to the City Council of the adoption of the City of Denton's Chapter 380 Policy to the City Council. Morales seconded the motion. Motion carried (10-0).

AYES (10):	Bissett, Fykes, Garza Turner, Goree, Jester, Morales, Ramsey, Stevens, Tomlinson, Woolfolk
NAYS (0):	None
ABSENT (2):	Danhof, Hedari

E. EDP26-025 Consider approval of work plan goals from the Economic Development Partnership board retreat.

Woolfolk left the meeting at 12:28 p.m.

Fykes entertained a motion to postpone item EDP26-025 until the next EDPB Meeting on October 14, 2026. Ramsey made a motion to postpone the item. Goree Seconded. Motioned carried (9-0)

AYES (9):	Bissett, Fykes, Garza Turner, Goree, Jester, Morales, Ramsey, Stevens, Tomlinson
NAYS (0):	None
ABSENT (3):	Danhof, Hedari, Woolfolk

1. WORK SESSION

A. EDP26-026

Staff Reports:
1. Economic Development Partnership Report - Jamie Adams
2. Future Agenda Items - Brittany Sotelo

Staff presented each item and discussion followed. No action was taken.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:42 p.m.

Brian Danhof, Chair
Economic Development Partnership Board

Marlow Abrams
Administrative Assistant

Minutes Approved On: 10/14/2026