Hamilton Economic Development Corporation

Regular Meeting Minutes
Wednesday, February 18, 2026 – 5:30 p.m.
200 E. Main Street, Hamilton, Texas

On this day, February 18, 2026, the Hamilton Economic Development Corporation convened in regular session at 5:30 p.m. at the Hamilton Economic Development Corporation office located at 200 E Main Street, Hamilton, Texas 76531, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

Board Members Present

Riley Gardner – President
Richard Buchanan – Secretary
Mandy Blackwell – Treasurer
Terry Baize
Mary Owen
Luke Downs
Justin Frasier – Vice President

Ex Officio Present

Debbie Grieve – EDC & Main Street Executive Director
Bonnie Harle – EDC & Main Street Assistant

Visitors

Peter James – City CFO
Christine Richman – GSBS
Sam Jones – GSBS

I. Call to Order

The meeting was called to order by President Riley Gardner at 5:30 p.m. A quorum was present.

II. Citizens' Comments

No citizens' comments were presented.

III. Consent Agenda

The items listed were considered routine and non-controversial by the Board and were approved by a single motion. There was no separate discussion.

a. Approval of Minutes — January 22, 2026 Regular Meeting

b. Approval of Minutes — January 7, 2026 Special Called Meeting

The Board considered the consent agenda items. A motion was made by Richard Buchanan and seconded by Luke Downs to approve the minutes. The motion carried.

IV. Regular Agenda

a. Financial Report — Period Ending January 31, 2026

The Board discussed the financial report for the period ending January 31, 2026. Peter James provided comments regarding his role and the City's financial strategy. A motion was made by Mary Owen and seconded by Mandy Blackwell to approve the minutes. The motion carried.

b. GSBS Architects Proposal — Board Training

The Board discussed a proposal from GSBS Architects regarding board training. Board members discussed the value of training, potential formats, and cost considerations. No formal action was taken. Staff will work with GSBS to revise the proposal and bring options back to the Board.

c. Discussion — Quality-of-Life Initiatives & Priorities (Type B Eligible Projects)

The Board held a discussion regarding quality-of-life initiatives and priorities that may be eligible Type B expenditures. Discussion topics included YMCA/pool improvements, park and recreation projects, trail lighting, sidewalk improvements, and splash pad or children's pool features. No formal action was taken. Staff will work with the Parks Board to bring a proposal to the Board.

d. Discussion — Term Limits for Board Members

The Board discussed potential term limits for board members, including the current two-year term structure and the possibility of implementing a limit of two terms with a one-year break. No formal action was taken.

V. Executive Session

The Board convened into Executive Session at 6:12 p.m. under Texas Government Code §551.072 (Deliberations about Real Property).

VI. Reconvene to Open Session

The Board reconvened into Open Session at approximately 6:30 p.m. No action was taken.

VII. Executive Director's Report

The Executive Director provided updates regarding Tractor Supply annexation, staffing needs, new email implementation, and an upcoming photo session at Dove Title.

VIII. Future Agenda Items Requested

The Board requested that future agendas include the following items:

- Website analytics and marketing updates
- Quality-of-life project proposals
- Term limits policy proposal
- Board training options

IX. Adjournment

A motion was made by Mary Owen and seconded by Mandy Blackwell to adjourn. The motion carried. The meeting was adjourned at approximately 6:40 p.m.

Meeting minutes completed by:
Debbie Grieve, Executive Director

PASSED AND APPROVED this 18 day of March, 2026.

Richard Buchanan
Richard Buchanan, Secretary