HAMILTON ECONOMIC DEVELOPMENT CORPORATION
Regular Meeting
April 22, 2026
5:30 p.m.
Hamilton City Hall, Hamilton, Texas

I. Call to Order

The regular meeting of the Hamilton Economic Development Corporation was called to order at **5:30 p.m.**

A quorum was present.

Board Members Present

Riley Gardner, Richard Buchanan, Mandy Blackwell, Luke Downs, Mary Owen (arrived late)

Board Members Absent

Terry Baize, Justin Frasier

Staff Present

Bonnie Harle, Debbie Grieve

Guests

Christine Richman, GSBS Consultants

Liz Jackson, GSBS Consultants

II. Citizens' Comments and Board Introductions

There were no citizens' comments.

III. Consent Agenda

The following items were presented as routine items to be approved in one motion:

a. Approval of the minutes of the **March 18, 2026 Regular Meeting**
b. Closeout of the **Dove Title project**

Richard made a motion to approve the Consent Agenda as presented. Luke seconded the motion and the motion carried unanimously.

IV. Regular Agenda

a. Discussion and possible action on the financial report for the period ending March 31, 2026

The Executive Director presented the financial report for the period ending March 31, 2026.

Discussion included the first-year results of the **Sip and Stroll** event. Staff reported that the event generated just over **$9,000** in sponsorships and ticket sales, with expenses slightly exceeding revenues, resulting in a net cost of approximately **$126**. Staff noted this was favorable compared with the original expectation of spending approximately **$1,500 to $2,000**. Board discussion also noted strong attendance from out-of-town visitors and a high volume of positive participant feedback.

Mandy made a motion to approve the financial report for the period ending March 31, 2026. Richard seconded the motion and the motion carried unanimously.

b. Discussion and possible action regarding the final allocation of remaining funds from the FY 2025-2026 Downtown Signage, Awning, and Facade Improvement Grant Program, including consideration of a one-time Downtown Quick Fix Micro Grant initiative

Staff reported that approximately **$340** remained in the FY 2025-2026 Downtown Signage, Awning, and Facade Improvement Grant budget line item.

Staff proposed using the remaining balance for a one-time **Downtown Quick Fix Micro Grant**, potentially for small-scale downtown improvements such as window signage, with a limited application period and simplified review process.

Mandy made a motion to reallocate the remaining budgeted funds to a micro grant initiative. Luke seconded the motion and the motion carried unanimously.

c. Discussion regarding quality-of-life initiatives and priorities, including identification of potential projects eligible under Type B expenditures for FY 2026-2027

The Board discussed potential quality-of-life projects and priorities for the upcoming budget cycle. Staff noted that larger priority projects would need to be identified soon as part of the FY 2026-2027 budget process.

Board members discussed the possibility of waiting until after upcoming training and further budget development before identifying specific projects.

No action was taken on this item.

V. Executive Session

The Board convened into Executive Session at 5:37 p.m. pursuant to **Texas Government Code Section 551.072, Deliberations about Real Property**.

The Board reconvened into open session at **6:14 p.m.**

Open Session Action Following Executive Session

Mandy made a motion to authorize the Executive Director to begin negotiations with legal counsel and the City regarding the proposed acquisition structure and related matters discussed in Executive Session. Luke seconded the motion and the motion carried unanimously.

VI. Reports

Executive Director's Report

The Executive Director reported on the following:

- New signage at the office had been installed.
- **China Wok** is considering removal and replacement of its awning and possible facade improvements, with review expected through the Texas Historical Commission.
- A prospective buyer is considering purchase of the downtown building across from the bank for redevelopment, potentially as a motorcycle repair business with related uses.
- Work has begun on the upcoming budget, including restructuring budget categories to better align with required EDC, Texas Historical Commission, and Main Street reporting.
- The next regular meeting is scheduled for **May 20, 2026**, though staff noted possible scheduling conflicts due to the last day of school and graduation activities.
- Potential scheduling conflicts for the June meeting were also discussed, and staff will review calendars and follow up with absent board members.
- Board training is scheduled for **May 2** at the **library**, beginning at **8:30 a.m.**

VII. Future Agenda Items

No specific future agenda items were requested.

VIII. Adjournment

Richard made a motion to adjourn the meeting. Mary seconded the motion and the motion carried unanimously.

The meeting was adjourned at 6:25 p.m.

CERTIFICATION

I certify that the foregoing is a true and correct draft of the minutes of the Hamilton Economic Development Corporation Regular Meeting held on April 22, 2026.

Debbie Grieve, Executive Director

PASSED AND APPROVED the 20 day of May 2026 at the Regular HEDC Board Meeting.