



NOTICE OF SPECIAL CALLED MEETING

The Dalhart Economic Development Corporation (DEDC) 4B will hold a **Special Called Meeting** on December 11, 2025, at 6:00pm at Dalhart City Hall, 205 Rock Island, Dalhart, Texas 79022. The following business will be conducted:

AGENDA

1. Call to order
2. Comments from the Public
3. Approve minutes for 11-18-2025 Regularly Scheduled Meeting
4. Approve the November 2025 Financial Report
5. Board Elections: President, Vice-President, Secretary & Treasurer
6. Discuss and/or act upon modification of \$2,000 mural grant to the XIT Museum to be allocated from Budget Line Item 08-00-00-4220 Marketing.
7. Executive Session
 - a. Government Code 551.087 – Deliberation Regarding Economic Development Negotiations:
 - i. 712 General Contractors, LLC
 - ii. Project Nexus
 - b. Government Code 551.072 – Deliberation Regarding Real Property
 - i. 712 General Contractors, LLC
 - ii. Project Nexus
8. Reconvene out of Executive Session
9. Presentation by 712 General Contractors, LLC
10. Discuss and/or act upon 7:12 Builders Incentive Agreement requirements and Infrastructure Contract.
11. Discuss and/or act upon the development and implementation of the “Smiling Faces, Thriving Places” Façade Improvement Incentive Program to enhance the visual appeal and economic vitality of business corridors by encouraging property owners to upgrade building exteriors, thereby attracting customers and new investment.
12. Discuss and/or act upon increasing the following grant amounts from \$2,000 maximum award:



- a. Green Space, Outdoor Lighting, and Community Art Incentive Program; and
 - b. Signage Incentive Program
13. Information from the DEDC Director:
- a. Presentation of the Strategic Plan DRAFT. This item will be presented to the board for discussion and/or act upon at a future board meeting.
 - b. Activities:
 - i. A comprehensive revamp and complete overhaul of the city’s economic development website to improve functionality, user experience, and accessibility of business and investment resources;
 - ii. Identification of additional available sites and buildings beyond those owned by the Economic Development Corporation to expand location options for prospective businesses and investors; and
 - iii. Development of a comprehensive data analysis encompassing Retail Trade Area assessment, Opportunity and Gap Analysis, and Peer Community Comparison

14. Adjourn

Certification

This is to certify that Sean Overeynder posted an Agenda on the front window of City Hall no later than **5:00pm on December 5, 2025.**

Sean Overeynder, EDC Director, Dalhart Economic Development Corporation