

Dalhart Economic Development Corporation (DEDC) Board of Directors Agenda Minutes, Dalhart, Texas

AGENDA ITEM: 1

DATE OF MEETING: December 11, 2025

CALL TO ORDER: *Announcement by DEDC Board President.* “This meeting is being held in accordance with the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551). Discussion and actions are limited to the agenda items as posted. A quorum being present as evidenced by the presence of 7 members of the DEDC Board of Directors, the meeting is hereby called to order.”

The following DEDC members are present:

SHERRI HASCHKE	BOARD MEMBER
CAMILLA GREEN	BOARD MEMBER
GARY MESSER	BOARD MEMBER
ANN CLAIRE GUSTIN	BOARD MEMBER
JOHN PORTER	BOARD MEMBER
ALFONSO VENEGAS	BOARD MEMBER
KEVIN CADDELL	BOARD MEMBER
SEAN OVEREYNDER	DEDC DIRECTOR

Also present:

JAMES STROUD	EX-OFFICIO
JJ OZNICK	EX-OFFICIO

City Staff members present at the meeting:

Others present at the meeting:

Kent Meyer – 7:12 General Contractors

Members of the press present at the meeting:

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AGENDA ITEM: 2

SUBJECT: Comments from the public (Government Code 551.007 (a), (b))

SUMMARY STATEMENT

PUBLIC TESTIMONY. (a) This section applies only to a governmental body described by Sections [551.001\(3\)\(B\)-\(L\)](#).

(b) A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item.

(c) A governmental body may adopt reasonable rules regarding the public's right to address the body under this section, including rules that limit the total amount of time that a member of the public may address the body on a given item.

(d) This subsection applies only if a governmental body does not use simultaneous translation equipment in a mAnnr that allows the body to hear the translated public testimony simultaneously. A rule adopted under Subsection (c) that limits the amount of time that a member of the public may address the governmental body must provide that a member of the public who addresses the body through a translator must be given at least twice the amount of time as a member of the public who does not require the assistance of a translator in order to ensure that non-English speakers receive the same opportunity to address the body.

(e) A governmental body may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This subsection does not apply to public criticism that is otherwise prohibited by law.

BOARD ACTION

NO ACTION TAKEN

AGENDA ITEM: 3

SUBJECT: Approve minutes for 11-18-2025 Regularly Scheduled Meeting

SUMMARY STATEMENT

Approve minutes for 11-18-2025 Regularly Scheduled Meeting

BOARD ACTION

Motion by Board Member Alfonso Venegas to **approve the minutes as presented with the following changes: Correct spelling of Alfonso Venegas and Ann-Claire Gustin's names.** Motion seconded by Board Member Gary Messer and upon being put to a vote the motion **Passed Unanimously.**

VOTING:

"AYE" 7

"NAY" 0

"ABSTAIN" 0

***Dalhart Economic Development Corporation (DEDC) Board of Directors
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AGENDA ITEM: 4

SUBJECT: Approve the November 2025 Financial Report

SUMMARY STATEMENT

Approve the November 2025 Financial Report

BOARD ACTION

Motion by Board Member **Gary Messer** to **approve the 2025 Financials as presented**. Motion seconded by Board Member **Kevin Caddell** and upon being put to a vote the motion **Passed Unanimously**.

VOTING:

"AYE" 7

"NAY" 0

"ABSTAIN" 0

**Development Corporation (DEDC) Board of Directors Agenda Minutes,
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AGENDA ITEM: 5

SUBJECT: Board Elections: President, Vice-President, Secretary & Treasurer

AUTHORITY: Tex. Loc. Gov't Code §§ 505.053

SUMMARY STATEMENT

Board Elections: President, Vice-President, Secretary & Treasurer

BOARD ACTION

Motion by Board Member John Porter to elect Sherri Haschke as President for one year. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Motion by Board Member John Porter to elect Kevin Caddell as Vice-President for one year. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Motion by Board Member John Porter to elect Camilla Green as Secretary & Treasurer for one year. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

**Dalhart Economic Development Corporation (DEDC) Board of Directors
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AGENDA ITEM: 6

SUBJECT: 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.

SUMMARY STATEMENT

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.

BOARD ACTION

Motion by Board Member Kevin Caddell to approve the modification of \$2,000 mural grant to the XIT Museum to be allocated from Budget Line Item 08-00-00-4220 Marketing. Motion seconded by Board Member Alfonso Venegas and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

AGENDA ITEM: 7

SUBJECT: Executive Session
AUTHORITY: Texas Open Meetings Act (SECTION 551.087 & 551.072), City Ordinance, DEDC Bylaws.

SUMMARY STATEMENT

- Convene into closed Executive Session for the following purpose(s):
- 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

BOARD ACTION

Motion by Board Member Alfonso Venegas to enter into Executive Session. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Time Into Executive Session: 6:07pm

**Development Corporation (DEDC) Board of Directors Agenda Minutes,
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AGENDA ITEM: 8

SUBJECT: Executive Session
AUTHORITY: Texas Open Meetings Act (SECTION 551.087 & 551.072), City Ordinance, DEDC Bylaws.

SUMMARY STATEMENT
Reconvene out of Executive Session

Motion by Board Member **Gary Messer** to **reconvene out of Executive Session**. Motion seconded by Board Member **Camilla Green** and upon being put to a vote the motion **Passed Unanimously**.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Time Out of Executive Session: 7:10pm

AGENDA ITEM: 9

SUBJECT: Presentation by 712 General Contractors, LLC

SUMMARY STATEMENT
Presentation by 712 General Contractors, LLC

BOARD ACTION
INFORMATION ONLY: NO ACTION TAKEN

**Development Corporation (DEDC) Board of Directors Agenda Minutes,
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AGENDA ITEM: 10

SUBJECT: Discuss and/or act upon 7:12 Builders Incentive Agreement requirements and Infrastructure Contract.

SUMMARY STATEMENT

Discuss and/or act upon 7:12 Builders Incentive Agreement requirements and Infrastructure Contract.

BOARD ACTION

Motion by Board Member Alfonso Venegas to table (postpone) this agenda item to a future board meeting while staff evaluates alternative funding and financing options. This review shall specifically include Tax Increment Financing (TIF), and the creation of a TIRZ. The Director will arrange for a knowledgeable TIF/TIRZ representative to present to the City Council at a later date. Kent Meyers will be notified of such date for attendance. Motion seconded by Board Member Kevin Caddell and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

AGENDA ITEM: 11

SUBJECT: Discuss and/or act upon the development and implementation of a Façade Improvement Incentive called "Smiling Faces, Thriving Places" to enhance the visual appeal and economic vitality of business corridors by encouraging property owners to upgrade building exteriors, aimed at attracting customers and investment.

SUMMARY STATEMENT

Discuss and/or act upon the development and implementation of a Façade Improvement Incentive called "Smiling Faces, Thriving Places" to enhance the visual appeal and economic vitality of business corridors by encouraging property owners to upgrade building exteriors, aimed at attracting customers and investment.

BOARD ACTION

Motion by Board Member Kevin Caddell to adopt and implement the Smiling Faces, Thriving Places Façade Improvement Program as presented. Motion seconded by Board Member Camilla Green and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

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AGENDA ITEM: 12

SUBJECT: Discuss and/or act upon increasing the following grant amounts from \$2,000 maximum award: Green Space, Outdoor Lighting, and Community Art Incentive Program; and Signage Incentive Program

SUMMARY STATEMENT

Discuss and/or act upon increasing the following grant amounts from \$2,000 maximum award to a higher award amount:

- a. Green Space, Outdoor Lighting, and Community Art Incentive Program; and
- b. Signage Incentive Program

BOARD ACTION

Motion by Board Member Alfonso Venegas to change the maximum amount of the Green Space, Outdoor Lighting & Community Art Incentive Program and the Signage Incentive Program from \$2,000 to an amount not to exceed \$3,500. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

AGENDA ITEM: 13

SUBJECT: Information from the DEDC Director

SUMMARY STATEMENT

Information from the DEDC Director:

- b. 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.
- c. 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

BOARD ACTION

INFORMATION ONLY: NO ACTION TAKEN

**Dalhart Economic Development Corporation (DEDC) Board of Directors
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AGENDA ITEM: 14

ADJOURN: Announcement by the DEDC President (or Proxy) – “The next regularly scheduled meeting of the DEDC Board of Directors will be held **January 6, 2026** at 205 Rock Island Avenue, Dalhart, Texas, 79022.

There being no other business, is there a motion to adjourn?”

BOARD ACTION

Motion by Board Member **Alfonso Venegas** to **adjourn the meeting**. Motion seconded by Board Member **Gary Messer** and upon being put to a vote the motion **Passed Unanimously**.

VOTING:

"AYE" 7

"NAY" 0

"ABSTAIN" 0

Time Adjourned: 8:25p.m.