



City of Coffee City Economic Development Corporation

7019 Pleasant Ridge
Coffee City, TX 75763
(903) 876-3414 Office
(903) 876-2433 Fax

NOTICE IS HEREBY GIVEN OF A REGULAR MONTHLY MEETING OF THE COFFEE CITY ECONOMIC DEVELOPMENT CORPORATION; THAT WAS HELD ON **MONDAY, AUGUST 4, 2025, AT 5:00 PM**, AT THE CITY OF COFFEE CITY LOCATED AT THE ABOVE ADDRESS. THE BOARD RESERVES THE RIGHT TO MEET IN A CLOSED SESSION ON ANY AGENDA ITEM SHOULD THE NEED ARISE AND APPLICABLE PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. THE ITEMS LISTED BELOW ARE PLACED ON THE AGENDA FOR DISCUSSION AND/OR ACTION.

RESCHEDULED JULY 28, 2025, MEETING MINUTES

1. Call Meeting to Order/Announce Recording.
Vicki Castleberry called the meeting to order at 5:01pm on August 4th.
2. Roll Call/Announce if quorum is present.
Roll call, Kevin Haughey, present; Walter Kern, present; Candice Lyons, present; Vicki Castleberry, present; Ollie Harmon. Quorum is present.
3. Approve Meeting Minutes for June 2025:
Kevin Haughey made a motion to approve the minutes for June 2025. Walter Kern, seconded. All in favor, none opposed. Motion carried.
4. Approve the Treasurer's Report for June 2025:
Ollie Harmon made a motion to approve the treasurer's report for June 2025. Walter Kern, seconded. All in favor, none opposed. Motion carried.
5. Open Forum
6. Discuss and select new Officers for the 2025 – 2026 fiscal year EDC Board.
Vicki Castleberry as President, Kevin Haughey as Vice President, Felicia Allen as Treasurer and Candice Lyons as Secretary. All in favor, none opposed. Motion carried.

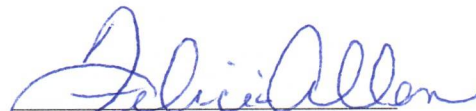
7. Discuss contributing funds to the City of Coffee City for Community Center improvements. i.e. (Air Conditioner System)
Vicki Castleberry confirms that there is \$10,000 budgeted for Community Center improvements. There was discussion on air conditioning repairs and potential costs. A motion was made to contribute the original \$10,000 and make a notaion of an additional an extra \$5,000 that may be needed for discussion after reviewing the books. All in favor, none opposed. Motion carried.
8. Review and Discuss Tenant Grant Program Application requesting \$5000.00 to start a new business in the name of Ven-o's Volume of Ventures – Custom T'zz & More.
Vicki Castleberry and Kevin Hoyt discuss the application from Needles, Volume and Ventures. Concerns about the clarity of the application, including the need for a business plan and proof of sales was discussed as well. A motion was made to table the consideration of the grant pending further information.
9. Discuss possible use of EDC property at Highsaw & CR 3506.
There was discussion made about using the property for picnic tables, grills and even food trucks. The committee will gather more information on an idea of how many picnic tables and a designated area for the food trucks and trash Management. There may be too much liability for playground equipment.
10. Discuss Agenda Items for the next meeting.
11. Next meeting date: *August 25, 2025.*
12. Adjourn
Candice Lyons made a motion to adjourn at 5:55pm. Kevin Haughey seconded.

I certify that this is an official copy of this agenda for the Coffee City EDC meeting held **Monday, August 4, at 5:00 PM** that was posted at the City Hall Public Notice Board and the Coffee City EDC Website on Friday.

August 4 , at 5:00 PM

Vicki Castleberry

Vicki Castleberry/ President


Felicia Cook-Allen/Secretary

August 25, 2025
Date Approved