



City of Coffee City Economic Development Corporation

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NOTICE IS HEREBY GIVEN OF A REGULAR MONTHLY MEETING OF THE COFFEE CITY ECONOMIC DEVELOPMENT CORPORATION; THAT WAS HELD ON **MONDAY, JUNE 16, 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.

MINUTES

1. Call Meeting to Order/Announce Recording.
Vicki Castleberry called the meeting to order at 5:05pm and announced the recording of the minutes.
2. Roll Call/Announce if quorum is present.
Roll call confirms the presence of Felicia Allen, Vicki Castleberry, Candice Lyon, Walter Kern, Kevin Haughey and Ollie Harmon. Quorum is present.
3. Approve Meeting Minutes for May 2025:
Felicia Allen made a motion to approve the minutes for May 2025. Kevin Haughey seconded. All in favor, none opposed.
4. Approve the Treasurer's Report for May 2025:
Felicia Allen made a motion to approve the Treasurer's Report. Walter Kern, seconded. All in favor, none opposed. Motion carried.
5. Open Forum
6. Discuss and appoint new EDC Board Member for remainder of the 2025 – 2026 fiscal year and 2026 – 2028. (Valerie Gorman)
Vicki Castleberry table #6 due to Ms Gorman not being able to be on the CCEDC due to illness in the family.

7. Review 2025 Property Appraisal Value.
Vicki Castleberry is working with Henderson County on seeing if there were any exemptions that the city qualifies for and possibly a refund for part of the money that had been paid. Vicki Castleberry will keep the committee updated.
8. Review financial results of Fire Departments Belts & Hoses Tournament 2025.
The EDC and Nelson Propane donated \$500 and the tournament profited of \$1846.90. The proceeds were used to fix the fire departments boat that had been out of service for two years. Plans for next years tournament included checking for other tournaments on the same day to avoid conflicts.
9. Review finalized EDC Budget for 2025 – 2026 fiscal year.
Vicki Castleberry presents the finalized EDC budget for 2025-2026 fiscal year. The budget reflects a reduction in expenses due to the economic impact of Covid 19 and recent storms. The city is working to attract new businesses to generate more revenue.
10. Discuss & decide on the possibility of returning gifted property on Hwy. 155 behind former Family Dollar Store back to original owner.
Vicki Castleberry introduced guests Mr. VerHay and Mr. Irfan Ehsan. They were present to discuss proposals regarding the gifted property. Mr. VerHay explained the need to get the land back to facilitate the acquisition of the next door building and access (Family Dollar). Mr. VerHay requested documentation to revert the land back to them once a project is situated with architects and engineers deciding the development area. Mr. Verhay suggested converting the Family Dollar building and adding to it, which would change the property layout significantly. Vicki Castleberry expressed concerns about the city paying taxes on the land and the need for reimbursement. Mr.VerHay agreed to reimburse the city for any expenses incurred while holding the land. Vicki Castleberry requested a clause in the documentation to cover the reimbursement of taxes and additional expenses to the city. The city needs to ensure that the documentation is legally sound and is beneficial to the community before proceeding with the reversion.
11. Discuss Agenda Items for next meeting.
*Approval of Minutes July 2025
Approval of Treasurer's Report July 2025
Installation of lights
Community Projects*

12. Next meeting date: July 28, 2025.

13. Adjourn

Ollie Harmon made a motion to adjourn the meeting at 6:04 pm. Walter Kern, seconded.

I certify that this is a copy of the minutes for the Coffee City EDC meeting that was held **Monday, June 16, at 5:00 PM** at the City of Coffee City- City Hall.

Vicki Castleberry

Vicki Castleberry/ President

A handwritten signature in blue ink, appearing to read 'Felicia Cook-Allen', written over a horizontal line.

Felicia Cook-Allen/Secretary

Date Approved