



EDC Meeting

Monday, September 21, 2026 at 5:30 PM
102 W. Bailey Street, Ponder, TX 76259

NOTICE

THE ECONOMIC DEVELOPMENT CORPORATION OF THE TOWN OF PONDER, TEXAS, WILL CONVENE IN REGULAR SESSION AT 5:30 P.M. IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.

REGULAR SESSION AGENDA

CALL TO ORDER

Vice President Michelle French called the meeting to order at 5:30pm.

ROLL CALL

Present

Michelle French, Vice President

Alexis Norberg, Treasurer

Brooke Boller, EDC Secretary

Director Megan Doughty

Director Frankie Burke

Director Justin Pickering

Director Chance Allen

Director Leslie Thompson

Absent

Joey Luttrull, President

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

This is a time for the public to address the EDC on any subject. However, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.

ITEMS OF BUSINESS

1. Discuss, Consider and Act on the EDC Minutes from August 17, 2026.

Motion: Director Megan Doughty

Second: Director Justin Pickering

Vote: All in Favor

Result: The EDC Directors approved the meeting minutes from August 17, 2026.

2. Discuss the financial report with EDC Treasurer.

The EDC directors received a presentation from Treasurer Alexis Norberg.

3. Discuss, Consider and Act on updating the application forms for the Community Development Funding Program.

Motion: Director Frankie Burke

Second: Director Justin Pickering

Vote: All in Favor

Result: The EDC Directors approved the new applications as well as updating the guidelines to reflect the following:

1. removal of the 2 years in business minimum

2. change submittal of the applications from the EDC Directors to the Town Secretary.

4. Discuss, Consider and Act on adopting a scoring matrix and updating the fee schedule.

Motion: Director Frankie Burke

Second: Director Megan Doughty

Vote: All in Favor

Result: The EDC Directors adopted the scoring matrix with the following updates:

Adjust the points for Eligibility & Alignment from 0-15 to 0-10

Adjust the points for Community Benefit from 0-5 to 0-10

The Directors also voted against having fees associated with the application submittals at this time.

5. Discuss, Consider and Act on changing the EDC bank.

Motion: Director Justin Pickering

Second: Director Leslie Thompson

Vote: For: Director Megan Doughty, Director Justin Pickering, Vice President Michelle French, Director Frankie Burke, Director Leslie Thompson

Abstain: Director Chance Allen

Result: The EDC Directors approved opening a TexPool account and moving \$350,000 into the new account and keeping the Bank of the West account open with a decreased amount.

6. Discuss, Consider and Act on updating the EDC bylaws.

Motion: Director Leslie Thompson

Second: Director Justin Pickering

Vote: All in Favor

Result: The EDC Directors approved the updated EDC Bylaws with following revisions

2.2 - Adding back applicants may live Denton County

2.2 (c) - Remove

2.7 - Regular meeting will be held monthly, cancelling when needed, but must be held Quarterly in March, June, September, December

3.1 adding if needed/and or

7. Discuss, Consider and Act on using ZacTax for Strategic Planning Services.

Tabled - The EDC Board instructed staff to schedule a joint meeting between the EDC and the Council to discuss Strategic Plans for the town.

EXECUTIVE SESSION AGENDA

In accordance with Texas Government Code, Section 551.001, et seq., the EDC Board will recess into Executive Session in accordance with the authority contained therein to discuss the following:

§551.087 Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the Town has received from a business. The EDC may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the Town and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

8. Discuss potential Economic Development projects to assist various companies coming into the Town.

The Directors went into executive session at 7:01 p.m. and came back into regular session at 8:06 p.m.

REGULAR AGENDA (RESUME)

Action to be taken from Executive Session

ITEMS FOR NEXT AGENDA

ADJOURN

The EDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

Motion: Director Leslie Thompson

Second: Director Justin Pickering

Vote: All in Favor

Result: The EDC Directors adjourned the regular meeting at 8:07pm.

MINUTES APPROVED ON THIS, THE 19TH DAY OF OCTOBER

Attest:

Joey Luttrull, President

Brooke Boller, EDC Secretary