

## Meeting Minutes

Alvarado Economic Development Corporation Board Meeting

Date: October 27, 2025

Location: City Council Chambers, 104 W. College Avenue, Alvarado, Texas 76009

Time: 6:30 P.M.

### 1. Call to Order

President Martin Douglas called the meeting to order at 6:30 P.M. The following board members were present:

Name	Title	Present	Absent
Tom Durlington	Place 1	✓	
Martin Douglas	Place 2	✓	
Jonathan Webb	Place 3	✓	
Carrie Keeton	Place 4	✓	
Jerry Pritchard	Place 5	✓	
Cherry Bryant	Place 6	✓	
Vacant	Place 7		

Staff present:

Hillary Cromer, Economic Development Director

Jessica Hill, Strategic Initiatives Manager

Jennifer Drysdale, Attorney

### 2. Invocation

The invocation was given by Jonathan Webb.

### 3. Pledge of Allegiance

The Pledge of Allegiance was led by Marty Douglas and recited by all present.

#### **4. Citizen Participation and Public Input**

No citizens addressed the Board.

#### **5. Board Comments**

No Board comments were made.

#### **6. Department Updates**

- i. Updates regarding the Food truck Incubator Program
- ii. Presentation and Overview of the New [www.alvaradoEDC.com](http://www.alvaradoEDC.com) website
- iii. Financial Report for Fiscal Year 2024-2025 Q4, period ending September 30, 2025
- iv. Presentation and discussion of the Alvarado EDC Fiscal Year 2024-2025 Year in Review.

#### **7. Consent Agenda**

- v. Approval of July 28, 2025 Meeting Minutes
- vi. Approval of August 25, 2025 Meeting Minutes
- vii. Approval of September 2, 2025 Meeting Minutes
- viii. Approval of September 25, 2025 Meeting Minutes

Motion: Tom Durington moved to approve consent agenda.

Second: Motion seconded by Jerry Pritchard.

Vote: Motion carried unanimously, 6-0.

#### **8. New Business**

- ix. Consideration and take possible action to approve the use of Alvarado Economic Development Corporation (AEDC) funds, not to exceed \$20,000, for the demolition of the City-owned structures located at 201 N Spears.

Motion: Jerry Pritchard moved to approve the use of Alvarado Economic Development Corporation (AEDC) funds, not to exceed \$20,000, for the demolition of the City-owned structures located at 201 N Spears, contingent upon purchase of the property, the lot being used only for parking, and adding a claw back clause to the agreement if use changes.

Second: Motion seconded by Tom Durington.

Vote: Motion carried unanimously, 6-0.

- x. Presentation, discussion and possible action regarding the selection of a monument sign design and approval of landscaping improvements at 303 E College Steet and authorizing City staff to make the necessary purchases to move forward with the project.

Strategic Initiatives Manager, Jessica Hill, presented monument sign design and landscaping options to the board. The board requested that we use flood lights for lighting, add Indian paint brushes and bluebonnets to the landscaping design, and would like to explore Trees for Texas fundraising for trees and irrigation system.

Motion: Jonathan Webb moved to table possible action on the selection of a monument sign design and landscaping improvements until additional funding possibilities have been explored.

Second: Motion seconded by Cherry Bryant.

Vote: Motion carried unanimously, 6-0.

## **9. Executive Session**

The Board entered Executive Session at 7:27 P.M. pursuant to the following sections of the Texas Government Code:

- § 551.071: Consultation with Attorney (Any item on the agenda)
- § 551.087: Deliberation regarding economic development negotiations (Project Red-C-7)
- § 551.072: Deliberation regarding real property (Project Yellow-C-5, Project Yellow-C-6, Project Red-SE-4, Project Orange-C-5)

The Executive Session concluded at 8:05 P.M.

## **10. Reconvene into Open Session**

The Board reconvened into open session at 8:05 P.M. to consider and take action, if any, on items discussed in Executive Session.

- xi. Consideration and possible action to authorize the Economic Development Director to negotiate and execute the Project Yellow-C-5 and Project Yellow-C-6 agreements in accordance with the terms discussed in Executive Session.

Motion: Marty Douglas moved to approve the authorization.

Second: The motion was seconded by Jonathan Webb.

Vote: Motion carried unanimously, 6-0.

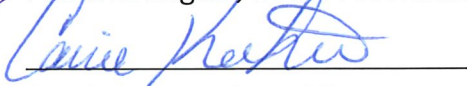
## 11. Adjournment

With no further business to discuss, the meeting was adjourned at 8:06 P.M.

Respectfully submitted by:



Hillary Cromer, Economic Development Director

  
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Martin Douglas, Board President  
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Carrie Keeton, Board Secretary