



Gun Barrel City Economic Development Corporation
1720 W. Main Street
Gun Barrel City, TX 75156

Tuesday, August 11, 2026 @ 5:00 PM
Gun Barrel City Council Chambers - 1716 W. Main Street, Gun Barrel City 75156
Workshop

- 1) Call to Order/Establishment of Quorum
- 2) Moment of Silence and Pledge of Allegiance
- 3) Citizens' Comments:
 - a. Comments from citizens are limited to 3 minutes each. No action may be taken. Any person desiring to speak must fill out the comment form prior to the gaveling to order of the meeting. Individual citizen comments are limited to three minutes and minutes are not transferable to another citizen. Any person desiring to speak must come to the podium and be recognized by the presiding officer.

New Business

- 4) Discuss the FY-2027 EDC Budget and Current EDC Projects
- 5) Discuss the Banking and Finance Subcommittee
- 6) Discuss the Incentive Review Subcommittee
- 7) Adjournment

I certify that this Agenda was posted at the front of the EDC Office, 1720 West Main Street, Gun Barrel City, TX at _____ on _____.

Prepared By: Stephen Barnett Signed: _____

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the EDC Office at (903) 887-1899 for further information. A quorum of the full Gun Barrel City Council may attend the meeting of the Gun Barrel City Economic Development Corporation, a committee of that body, or any other city advisory board.



Gun Barrel City Economic Development Corporation
1720 W. Main Street
Gun Barrel City, TX 75156

Tuesday, August 11, 2026 @ 6:00 PM

Gun Barrel City Council Chambers - 1716 W. Main Street, Gun Barrel City 75156

Agenda

- 1) Call to Order/Establishment of Quorum
- 2) Moment of Silence and Pledge of Allegiance
- 3) Citizens' Comments:
 - a. Comments from citizens are limited to 3 minutes each. No action may be taken. Any person desiring to speak must fill out the comment form prior to the gaveling to order of the meeting. Individual citizen comments are limited to three minutes and minutes are not transferable to another citizen. Any person desiring to speak must come to the podium and be recognized by the presiding officer.

New Business

- 4) Consider and take action to approve the July 14th 2026 EDC Meeting Minutes.
- 5) Consider and take action to approve the June 2026 EDC Financials.
- 6) Consider and take action on a \$25,000 Retail Recruitment Agreement with The Retail Coach
- 7) Consider and take action on the FY-2027 EDC Budget
- 8) The Gun Barrel City Economic Development Corporation Board of Directors will recess its open meeting and adjourn into executive session pursuant to the Texas Government Code, Chapter 551, to deliberate the following:
 - a. 551.074 - Deliberation on personnel matters including the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Executive Director of the Gun Barrel City Economic Development Corporation.
 - b. 551.087 Deliberations regarding economic development negotiations
- 9) Reconvene into open session to take any action necessary regarding the executive session.
- 10) Adjournment

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Prepared By: Stephen Barnett Signed: _____

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Gun Barrel City Economic Development Corporation
1720 W. Main Street
Gun Barrel City, TX 75156

Tuesday, July 14, 2026 @ 6:00 PM

Gun Barrel City Council Chambers - 1716 W. Main Street, Gun Barrel City 75156
Minutes

- 1) Call to Order/Establishment of Quorum
- 2) Moment of Silence and Pledge of Allegiance

Present: Roy Key

Keith Bond

Lisa Matthews

April Burns

Sue Alexander

James Slack

Jennifer Jacobs

- 3) Citizens' Comments: None

New Business

- 4) Consider and take action to approve the June 9th 2026 EDC Meeting Minutes. Sue Alexander moved to approve, Lisa Matthews seconded. Motion passed unanimously.

Board Member - James Slack- Approve

President - Roy Key-Approve

Secretary- Sue Alexander- Approve

Board Member - Lisa Matthews- Approve

Vice President- Keith Bond -Approve

Board Member- Jennifer Jacobs-Approve

Board Member- April Burns-Approve

- 5) Consider and take action to approve the May 2026 EDC Financials. Sue Alexander moved to approve, James Slack seconded. Motion passed unanimously.

Board Member - James Slack- Approve

President - Roy Key-Approve

Secretary- Sue Alexander- Approve

Board Member - Lisa Matthews- Approve

Vice President- Keith Bond -Approve

Board Member- Jennifer Jacobs-Approve

Board Member- April Burns-Approve

- 6) Consider and take action on a Small Claims Petition with Slap N Good BBQ. Keith Bond moved to approve, Lisa Matthews seconded. Motion passed unanimously.

Board Member - James Slack- Approve

President - Roy Key-Approve

Secretary- Sue Alexander- Approve

Board Member - Lisa Matthews- Approve

Vice President- Keith Bond -Approve

Board Member- Jennifer Jacobs-Approve

Board Member- April Burns-Approve

- 7) Consider and take action on an RFP for Accounting Services. Roy Key moved to approve, Keith Bond seconded. Motion passed unanimously.

Board Member - James Slack- Approve

President - Roy Key-Approve

Secretary- Sue Alexander- Approve

Board Member - Lisa Matthews- Approve

Vice President- Keith Bond -Approve

Board Member- Jennifer Jacobs-Approve

Board Member- April Burns-Approve

- 8) Discussion involving EDC Participation in July fest and Other Future Events. A discussion was held, no action taken.

- 9) Discuss the needs and requirements of an Temporary Office Aid. A discussion was held, no action taken.

- 10) Adjourned at 6:23 PM

Prepared By: Stephen Halliwell

Signed: _____

Financial Report

June 2026

Prepared for Gun Barrel City Economic Development Corporation

For the August 2026 Board Meeting

By Stephen Halliwell

Gun Barrel City Economic Development Corporation

Bank Balance Report Month End

Account	Balance
Prosperity — Operating	\$5390.66
Prosperity — Projects	\$404,072.65
Prosperity — Sales Tax Revenue	\$1,616,317.68
TexStar 1890	\$731,799.71

Notes Receivable

Account	June 2026	May 2026
Lakeland Medical Associates	22,558.58	23,905.01
Badge, LLC, Lake Glass & Mirror	8,765.48	8,765.48
Slap-n-Good BBQ	19,752.40	19,752.40
Safari Project — Saucedo Ent	6,993.39	7,530.95
Michael Huskisson/Tip Top	66,327.68	66,327.68
<u>Jacey Hurst — Dreamy Dogs</u>	81,104.04	81,104.04

Gun Barrel Transmission	230,581.68	232,953.92
Mosier's Contracting Inc	75,000	75,000

Notes Payable

Account	April 2026
SSB Pier 334	\$365,409.38

Gun Barrel City Economic Development Corporation

Budget Report

October 1, 2025 - June 30, 2026

Summary:

Total Income: \$608,303.50

Total Expenses: \$245,582.82

Net Income: \$362,720.68

SECOND AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

THE SECOND AMENDMENT ("Second Amendment") is made and entered into this ____ day of _____, 2026, ("Effective Date"), by and between the Gun Barrel City Economic Development Corporation (the "Client"), and The Retail Coach, LLC., ("Professional") (collectively the "Parties").

WHEREAS, the Parties entered into an Agreement for Professional Services, dated April 22, 2024, ("Agreement"); and

WHEREAS, the Parties desire to extend the term of the Agreement and enter into this Second Amendment.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. The term of the Agreement is extended one year from the execution date of the amendment. The Client shall pay Professional an amount not to exceed Twenty Five Thousand Dollars and No Cents (\$25,000.00) for the extended term.
2. Professional will submit two invoices - Twelve Thousand Five Hundred Dollars and No Cents each – one at execution, and the other at 90 Days.
3. All other terms and obligations of the Agreement, not modified by this Second Amendment, shall remain in full force and effect.

[Remainder of page left intentionally blank – Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment on the date first set forth above

EXECUTED this ____ day of _____, 2026.

Gun Barrel City Economic Development Corporation

By: _____

Name: _____

Title: _____

EXECUTED this ____ day of _____, 2026.

The Retail Coach, LLC.

By: _____

Name: Aaron Farmer

Title: Partner



Gun Barrel City EDC Budget — FY 2027

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INCOME

	FY 2027 Budget	FY 2026 Budget
100 Sales Tax Revenue	\$679,944.00	\$679,944.00
101 RLF Interest	\$10,000.00	\$10,000.00
102 Other Interest Income	\$50,000.00	\$50,000.00
TOTAL INCOME	\$739,944.00	\$739,944.00

FIXED EXPENSES

Personnel Costs (30000)

31000 Executive Director	\$100,044.00	\$85,000.00
33000 Executive Assistant	\$40,299.23	\$40,299.23
33200 Employee Benefits (TML & TMRS)	\$25,000.00	\$25,000.00
65600 Payroll Taxes	\$9,000.00	\$9,000.00
Total Personnel Costs	\$159,299.23	\$159,299.23

Facilities (50000)

41201 Telephone/Internet	\$7,000.00	\$7,000.00
51000 Rent	\$9,000.00	\$9,000.00
53000 Repairs/Maint.	\$2,000.00	\$2,000.00
54200 Electricity	\$3,000.00	\$3,000.00
54300 Security	\$200.00	\$200.00
54301 City Contracts	\$0.00	\$0.00
Total Facilities	\$21,200.00	\$21,200.00

TOTAL FIXED EXPENSES	\$180,499.23	\$180,499.23
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VARIABLE EXPENSES

Marketing (12600)

12524 Donations	\$1,000.00	\$1,000.00
12601 Materials Design & Production	\$3,000.00	\$3,000.00

12602 Placer ai	\$14,000.00	\$14,000.00
12606 GIS WebTech	\$21,500.00	\$21,500.00
The Retail Coach	\$25,000.00	\$0.00
12607 Golden Shovel	\$8,000.00	\$8,000.00
12608 Advertising	\$15,000.00	\$10,000.00
12619 Print Advertising	\$0.00	\$2,500.00
Total Marketing	\$73,500.00	\$60,000.00
Office Expenses (40000)		
41102 Software/Computers	\$3,000.00	\$3,000.00
43000 Office Supplies	\$7,000.00	\$7,000.00
Total Office Expenses	\$10,000.00	\$10,000.00
Dues & Subscriptions (43400)		
43405 TEDC	\$2,500.00	\$2,500.00
43406 Other Miscellaneous	\$1,000.00	\$1,000.00
Total Dues & Subscriptions	\$3,500.00	\$3,500.00
Professional Service (46000)		
46100 Audit Fee	\$8,000.00	\$8,000.00
46200 CPA Fees	\$4,000.00	\$4,000.00
46300 Bank Fee	\$100.00	\$100.00
46400 Legal Fee	\$15,000.00	\$15,000.00
46500 Misc Prof Fees	\$15,000.00	\$15,000.00
Total Professional Service	\$42,100.00	\$42,100.00
Professional Development (48000)		
48050 Staff Training	\$2,500.00	\$2,500.00
48100 Board Development	\$2,500.00	\$2,500.00
Total Professional Development	\$5,000.00	\$5,000.00
TOTAL VARIABLE EXPENSES		\$134,100.00
		\$120,600.00
PROJECTS & PROGRAMS (12500)		
12499 Misc Projects	\$0.00	\$0.00
12505 Pier 334 Loans (2)	\$101,050.00	\$101,050.00
12505a	\$514,500-buy big chief	\$0.00
		\$60,315.00

12505b	\$500,000- partnership	\$40,735.00	\$40,735.00
12506	Vacant Property Maintenance	\$0.00	\$0.00
12507	Large Business Incentive Program	\$100,000.00	\$100,000.00
12523	Small Business Incentive Program	\$53,465.77	\$35,694.77
	Total Projects & Programs	\$425,344.77	\$438,844.77

SUMMARY TOTALS

Total Fixed Expenses	\$180,499.23	\$180,499.23
Total Variable Expenses	\$134,100.00	\$120,600.00
Total Projects & Programs	\$425,344.77	\$438,844.77
TOTAL EXPENSES	\$739,944.00	\$739,944.00
TOTAL INCOME	\$739,944.00	\$739,944.00
DIFFERENCE (NET)	\$0.00	\$0.00