



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

Tuesday, October 14, 2025 @ 6:00 PM

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

- 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) Conduct Board Member Orientation
- 5) Consider and take action to approve the September 9, 2025 EDC Meeting Minutes.
- 6) Consider and take action to approve the September 17, 2025 EDC Special Meeting Minutes.
- 7) Consider and take action to approve the August 2025 EDC Financials.
- 8) Consider and take action to approve a Performance Agreement with Soulmans BBQ
- 9) Consider and take action on a request for a Small Business Incentive (Reimbursement Grant) from LPLC Holdings LLC to pave a parking lot at 410 and 426 S Gun Barrel Ln.
- 10) Update from the Executive Director.
- 11) Consider and take action to nominate for the positions of: President, Vice President, Secretary, and Treasurer.
- 12) Discuss and take action Subcommittees and their functions.
- 13) Adjournment.

I certify that this Agenda was posted at the front of the EDC Office, 1720 West Main Street, Gun Barrel City, TX at 3 PM on 10-8-25.

Prepared By: Stephen Barnett

Signed:

CS Ray, Charles Hawk

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, September 9, 2025 @ 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

Linda Rankin

Geri Rademacher

Gary Damiano

- 3) Citizens' Comments: None

New Business

- 4) Consider and take action to approve the August 12, 2025 EDC Meeting Minutes. Keith Bond moved to approve, Linda Rankin seconded. Motion passed unanimously.

Treasurer – Linda Rankin - Approve

Board Member – Geri Rademacher – Approve

Board Member – Sue Alexander - Absent

President - Roy Key - Approve

Secretary - Gary Damiano - Approve

Board Member – Lisa Matthews - Absent

Vice President - Keith Bond - Approve

- 5) Consider and take action to approve the amended May 2025 EDC Financials. Linda Rankin moved to approve, Geri Rademacher seconded. Motion passed unanimously.

Treasurer – Linda Rankin - Approve

Board Member – Geri Rademacher – Approve

Board Member – Sue Alexander - Absent

President - Roy Key - Approve

Secretary - Gary Damiano - Approve

Board Member – Lisa Matthews - Absent

Vice President - Keith Bond - Approve

- 6) Consider and take action to approve the amended June 2025 EDC Financials. Linda Rankin moved to approve, Keith Bond seconded. Motion passed unanimously.

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

Treasurer – Linda Rankin - Approve
Board Member – Geri Rademacher – Approve
Board Member – Sue Alexander - Absent
President - Roy Key - Approve
Secretary - Gary Damiano - Approve
Board Member – Lisa Matthews - Absent
Vice President - Keith Bond - Approve

- 7) Consider and take action to approve July 2025 EDC Financials. Linda Rankin moved to approve, Keith Bond seconded. Motion passed unanimously.

Treasurer – Linda Rankin - Approve
Board Member – Geri Rademacher – Approve
Board Member – Sue Alexander - Absent
President - Roy Key - Approve
Secretary - Gary Damiano - Approve
Board Member – Lisa Matthews - Absent
Vice President - Keith Bond - Approve

- 8) Update from the Executive Director. Dr Angie Smith and Charles Houk gave a brief update.
- 9) Consider and take action on an Economic Development Performance Agreement between Gun Barrel City Economic Development Corporation, a Texas Type B Economic Development Corporation ("GBCEDC") and D&D Main Street Bar and Grill, not to exceed \$8,000, for the purpose of an exterior renovation. Linda Rankin moved to approve, Keith Bond seconded. Motion passed unanimously.

Treasurer – Linda Rankin - Approve
Board Member – Geri Rademacher – Approve
Board Member – Sue Alexander - Absent
President - Roy Key - Approve
Secretary - Gary Damiano - Approve
Board Member – Lisa Matthews - Absent
Vice President - Keith Bond - Approve

- 10) Consider and take action on a request for a donation to the Pink Fishing Tournament. Gary Damiano moved to approve, Geri Rademacher seconded. Motion passed unanimously.

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

Treasurer – Linda Rankin - Approve

Board Member – Geri Rademacher – Approve

Board Member – Sue Alexander - Absent

President - Roy Key - Approve

Secretary - Gary Damiano - Approve

Board Member – Lisa Matthews - Absent

Vice President - Keith Bond - Approve

11) Recognize outgoing board members. Gary Damiano was recognized for his time on the EDC Board of Directors.

12) Subcommittee Updates

- a. Business Retention and Expansion – Small. Keith Bond gave a brief update.
- b. Business Retention and Expansion – Large. Geri Rademacher gave a brief update.
- c. Events and Festivals. Gary Damiano gave a brief update.
- d. Loan and Grant Committee update. Roy Key gave a brief update.

13) Adjournment at 6:50 PM.

Prepared By: Stephen Barnett

Signed: _____



Gun Barrel City Economic Development Corporation

1720 W. Main Street

Gun Barrel City, TX 75156

Special Meeting

Wednesday, September 17, 2025 @ 5:00 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
- 3) Citizens' Comments:

Present: Roy Key

Sue Alexander

Linda Rankin

Lisa Matthews

Executive Session

- 4) The Gun Barrel City Economic Development Corporation Board of Directors will recess its open meeting and adjourn into executive session pursuant to the Texas Local Government Code, Section 551, Subchapter D, Texas Government Code, to discuss the following:
- 5) Pursuant to Section 551.087 - Deliberation Regarding Economic Development Negotiations with a Regional Restaurant.
 - a. Adjourned at: 5:02 PM
- 6) In accordance with the Texas Local Government Code, Section 551, the Economic Development Corporation Board will reconvene into the regular session and consider action, if any, on matters discussed in the executive session.
 - a. Reconvened at: 5:49 PM. Linda Rankin moved to ask the Executive Director to develop a performance with Soulman's BBQ for a \$250,000 Grant, a \$100,000 Loan at 5% interest for seven years, and a \$50,000 grant to be presented at the one year anniversary of the certificate of occupancy. Motion passed unanimously.

Treasurer – Linda Rankin - Approve
Board Member – Geri Rademacher-Absent
Board Member – Sue Alexander -Approve
President - Roy Key – Approve
Secretary - Gary Damiano - Absent
Board Member – Lisa Matthews - Approve
Vice President - Keith Bond – Absent

- 7) Adjournment at 5:52 pm

Prepared by: Stephen Barnett

Signed: _____

Financial Report

August 2025

Prepared for Gun Barrel City Economic Development

Corporation For the October 2025 Board meeting

By Charles Houk, Executive Director

Gun Barrel City Economic Development Corporation

Bank Balance Report Month End

Account	Balance
Prosperity – Operating	\$51,693.33
Prosperity – Projects	\$318,043.03
Prosperity – Sales Tax Revenue	\$1,369,137.55
TexStar 1890	\$706,048.23

Notes Receivable

Account	August 2025	July 2025
Lakeland Medical Associates	34,596.15	35,922.55
Badge, LLC, Lake Glass & Mirror	20,548.00	22,007.17
Slap-n-Good BBQ*	19,752.40	19,752.40
1 st call Restoration	6,022.50	6,516.92
Safari Project – Saucedo Ent	11,792.93	12,322.50
Michael Huskisson/Tip Top	73,038.88	74,020.16
Jacey Hurst – Dreamy Dogs	86,839.81	86,839.81
Gun Barrel Transmission	254,061.25	256,394.31

*Slap n' Good loan turned over to Southwest Recovery for collection.

Notes Payable

Account	August 2025
SSB Big Chief Landing	\$58,558.29
SSB Pier 334	\$387,367.06

9/30/2025

Gun Barrel City Economic Development Corporation

Budget Report

October 1, 2024 – August 31, 2025

Summary:

Total Income:	\$725,139.48
Gain/Loss Due to Sale:	\$118,273.26
Total Expenses:	\$285,722.25
Net Income:	\$557,690.49

*Gain due to property sale.

GUN BARREL CITY ECONOMIC DEVELOPMENT CORPORATION

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - August 2025

	TOTAL				
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET
Income					
100 Sales Tax Revenue	654,767.57	679,944.00	-25,176.43	25,176.43	96.30 %
101 RLF Interest	9,512.35	10,000.00	-487.65	487.65	95.12 %
102 Other Interest Income	1.79	35,000.00	-34,998.21	34,998.21	0.01 %
Int. on Cking & Sav. Accts.	60,857.77	0.00	60,857.77	-60,857.77	
Total 102 Other Interest Income	60,859.56	35,000.00	25,859.56	-25,859.56	173.88 %
ED SALES TAX INCOME		0.00	0.00	0.00	
Total Income	\$725,139.48	\$724,944.00	\$195.48	\$ -195.48	100.03 %
GROSS PROFIT	\$725,139.48	\$724,944.00	\$195.48	\$ -195.48	100.03 %
Expenses					
12500 PROJECTS & PROGRAMS					
12499 Misc Projects		0.00	0.00	0.00	
12505 Big Chief Landing					
12505.1 BCL Interest Expense	3,462.33		3,462.33	-3,462.33	
12505.4 Pier 334 Development	63,468.12		63,468.12	-63,468.12	
12505.5 Pier 334 Int Expense	15,262.09		15,262.09	-15,262.09	
Total 12505 Big Chief Landing	82,192.54		82,192.54	-82,192.54	
12507 Large Business Incentive Progra		112,168.63	-112,168.63	112,168.63	
12523 Small Business Incentive Progra	4,000.00	40,000.00	-36,000.00	36,000.00	10.00 %
Total 12500 PROJECTS & PROGRAMS	86,192.54	152,168.63	-65,976.09	65,976.09	56.64 %
FIXED EXPENSES					
30000 Personnel Costs					
31000 Executive Director	42,990.20	70,000.00	-27,009.80	27,009.80	61.41 %
33000 Executive Assistant	34,083.00	39,125.37	-5,042.37	5,042.37	87.11 %
33200 Employee Benefits	10,671.50	25,000.00	-14,328.50	14,328.50	42.69 %
65600 Payroll Taxes	3,169.85	8,000.00	-4,830.15	4,830.15	39.62 %
Total 30000 Personnel Costs	90,914.55	142,125.37	-51,210.82	51,210.82	63.97 %
50000 Facilities					
41201 Telephone & Internet	6,685.33	6,200.00	485.33	-485.33	107.83 %
51000 Rent	7,500.00	9,000.00	-1,500.00	1,500.00	83.33 %
53000 Repairs & Maint.	1,725.00	2,000.00	-275.00	275.00	86.25 %
54000 Utilities					
54200 Electricity	1,770.35	3,000.00	-1,229.65	1,229.65	59.01 %
Total 54000 Utilities	1,770.35	3,000.00	-1,229.65	1,229.65	59.01 %
54300 Security	165.00	200.00	-35.00	35.00	82.50 %
Total 50000 Facilities	17,845.68	20,400.00	-2,554.32	2,554.32	87.48 %
Total FIXED EXPENSES	108,760.23	162,525.37	-53,765.14	53,765.14	66.92 %
Payroll Expenses					
Company Contributions					
Retirement	494.37		494.37	-494.37	
Total Company Contributions	494.37		494.37	-494.37	

GUN BARREL CITY ECONOMIC DEVELOPMENT CORPORATION

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - August 2025

	TOTAL				
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET
Taxes	391.11		391.11	-391.11	
Wages	6,418.69		6,418.69	-6,418.69	
Total Payroll Expenses	7,304.17		7,304.17	-7,304.17	
VARIABLE EXPENSES					
12600 Marketing					
12524 Donations		1,000.00	-1,000.00	1,000.00	
12601 Materials Design & Production		2,500.00	-2,500.00	2,500.00	
12602 Placer al	14,000.00	3,000.00	11,000.00	-11,000.00	466.67 %
12606 Website (GISPlanning)		21,500.00	-21,500.00	21,500.00	
12607 Website (Golden Shovel)	8,783.68	15,500.00	-6,716.32	6,716.32	56.67 %
12608 Advertising	5,360.86	10,000.00	-4,639.14	4,639.14	53.61 %
12619 Print Advertising	2,206.01	2,500.00	-293.99	293.99	88.24 %
Total 12600 Marketing	30,350.55	56,000.00	-25,649.45	25,649.45	54.20 %
40000 Office Expenses					
41102 Software/Computers	1,811.97	2,500.00	-688.03	688.03	72.48 %
43000 Office Supplies	5,696.56	5,000.00	696.56	-696.56	113.93 %
Total 40000 Office Expenses	7,508.53	7,500.00	8.53	-8.53	100.11 %
43400 Dues & Subscriptions					
43405 TEDC	1,150.00	2,500.00	-1,350.00	1,350.00	46.00 %
43406 Other Miscellaneous	260.00	1,000.00	-740.00	740.00	26.00 %
Total 43400 Dues & Subscriptions	1,410.00	3,500.00	-2,090.00	2,090.00	40.29 %
46000 Professional Service					
46100 Audit Fee	6,000.00	6,000.00	0.00	0.00	100.00 %
46200 CPA Fees	4,750.00	4,000.00	750.00	-750.00	118.75 %
46300 Bank Fee	105.76	100.00	5.76	-5.76	105.76 %
46400 Legal Fee	5,122.33	15,000.00	-9,877.67	9,877.67	34.15 %
46500 Misc Prof Fees	27,051.37	10,000.00	17,051.37	-17,051.37	270.51 %
Total 46000 Professional Service	43,029.46	35,100.00	7,929.46	-7,929.46	122.59 %
48000 Professional & Board Development					
48050 Staff Training		2,500.00	-2,500.00	2,500.00	
48100 Board Development	1,166.77	2,500.00	-1,333.23	1,333.23	46.67 %
Total 48000 Professional & Board Development	1,166.77	5,000.00	-3,833.23	3,833.23	23.34 %
Total VARIABLE EXPENSES	83,465.31	107,100.00	-23,634.69	23,634.69	77.93 %
Total Expenses	\$285,722.25	\$421,794.00	\$ -136,071.75	\$136,071.75	67.74 %
NET OPERATING INCOME	\$439,417.23	\$303,150.00	\$136,267.23	\$ -136,267.23	144.95 %
Other Income					
Gain/Loss due from Sale	118,273.26		118,273.26	-118,273.26	
Total Other Income	\$118,273.26	\$0.00	\$118,273.26	\$ -118,273.26	0.00%
NET OTHER INCOME	\$118,273.26	\$0.00	\$118,273.26	\$ -118,273.26	0.00%
NET INCOME	\$557,690.49	\$303,150.00	\$254,540.49	\$ -254,540.49	183.97 %