KILLEEN ECONOMIC DEVELOPMENT CORPORATION
MEETING
Thursday | January 15, 2026| 8:00am
Greater Killeen Chamber of Commerce

MINUTES

Members present.
Amy Millsap Jose Guzman Todd Fox Anthony Kendrick NinaCobb
Debbie Nash-King Kelly Brown Scott Cosper

Members absent.
Curt Gaines

Ex-Officio members present.

GKCC staff present.
Tyler Robert Roni Nail Mimi Flores

Call to Order. Kelly Brown called the meeting to order at 8:03 am.

Approval of Agenda & Declaration of any Conflicts of Interest. A motion to approve the agenda was made by Todd Fox and seconded by Scott Cosper. A unanimous vote approved the motion.

Approval December 11, 2025, Minutes. A motion was made by Amy Millsap and seconded by Todd Fox to approve December 11, 2025, minutes. A unanimous vote approved the motion.

Review and accept the Financial Reports. The board confirmed the need to improve financial transparency by ensuring land grants and restricted funds are properly accounted for to reflect their true business impact. Financial reports showed that land grants, such as the one provided to MGC Chemical, are not currently recorded as expenses in the budget, requiring a budget amendment to correct this oversight. Additionally, the audit identified accounting challenges with restricted funds, including the SKAS grant to the airport, which must be expensed to qualify under city contract requirements; otherwise, the funds must remain recorded as restricted cash on the balance sheet. A motion was made by Todd Fox and seconded by Jose Guzman to approve the financial report. A unanimous vote approved the motion.

Consider & take possible action to approve the renewal of S&B Engineers at the property located at 4501 Roy J. Smith. A motion was made by Amy Millsap and seconded by Todd Fox to approve the short-term lease extension for S&B Engineers through the end of February 2026. A unanimous vote approved the motion.

Consider & take possible action to approve the award of the Southern Roots grant incentive pursuant to its contract with KEDC. A motion was made by Todd Fox and seconded by Scott Cosper to approve the award grant incentive to Southern Roots. A unanimous vote approved the motion.

Killeen Economic Development Corporation

Consider & take possible action to select recipient of RFP designated: Brokerage Service – Wolf Technology Park. A motion was made by Todd Fox and seconded by Scott Cosper to approve moving forward with the use of The Kim Group's brokerage services. A unanimous vote approved the motion.

Consider & take possible action to select recipient of RFP designated: Professional Marketing Services – Wolf Technology Park. A motion was made by Scott Cosper and seconded by Jose Guzman to approve moving forward with the use of The Kim Group's professional marketing services. A unanimous vote approved the motion.

Consider & take possible action to amend the KEDC FY 2025-2026 Budget A motion was made by Todd Fox and seconded by Jose Guzman to table the amendment to the KEDC FY 2025–26 budget. A unanimous vote approved the motion.

Staff/Activity Report: Opportunity Zone 2.0 was made permanent in 2025, with current designations expiring December 31, 2026. A new program begins January 1, 2027, offering capital gains tax incentives to promote long-term private investment in low-income communities with increased accountability. Changes include stricter income thresholds, elimination of contiguous tract eligibility, and a greater focus on rural areas. Governors may nominate up to 25% of eligible census tracts every ten years for U.S. Treasury approval, with eligible tracts expected in Spring 2026 and KEDC responsible for submitting local tracts for consideration.

Regarding TIRZ #3, KEDC has contacted Hawes Hill LLC to provide a scope of work. The estimated total cost for the project is $49,500, which includes a feasibility study at $25,000 with an estimated timeline of three months, and creation costs of $24,500 over a three- to six-month period. Establishing a new TIRZ could support future development and the continued growth of the Wolf Technology Park. A motion was made by Todd Fox and seconded by Scott Cosper to move forward with working on creating TIRZ#3. A unanimous vote approved the motion.

Closed Session. *Pursuant to the Texas Open Meetings Law [V.T.C.A., Government Code, 551.001 et seq.], the President called for a Closed Meeting of the Board on the 15th day of January, 2026, at 8:38 am under the following authority:*

Section 551.072 – Deliberations Regarding Real Property – The KEDC Board of Directors will discuss factors relating to business prospects in order to meet a deadline. Public discussions of these items would have a detrimental effect on KEDC's bargaining position between it and third persons, firms, or corporations.

Open Session. The meeting went into the Open Session at 8:50 am.

Action from the Closed Session. No action from the closed session was taken.

Adjourn. Kelly Brown adjourned the meeting at 8:51 am.

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Nina Cobb, KEDC Secretary