

**KILLEEN ECONOMIC DEVELOPMENT CORPORATION
MEETING
Thursday | May 8, 2025| 8:00am
Greater Killeen Chamber of Commerce
MINUTES**

Members present.

Amy Millsap	Jose Guzman	Tad Dorroh	Todd Fox
Kelly Brown	Scott Cosper	Nina Cobb	Mayor Debbie Nash-King

Members absent.

Jessica Gonzalez

Ex-Officio members present.

Kent Cagle	Wallis Meshier
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GKCC staff present.

Tyler Robert	Mimi Flores	Roni Nail
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Call to Order. Tad Dorroh called the meeting to order at 8:00 am.

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

Approval March 13, 2025, Minutes. A motion was made by Kelly Brown and seconded by Nina Cobb to approve the April 10, 2025, minutes. The motion was approved by a unanimous vote.

Review and accept the Financial Reports. Tyler Robert went over the FY 2024-25 financial report. Tyler reminded the board that the payments for the Wolf Tech Park have begun and will start next month, and that payments will reflect on the financial report. A motion was made by Scott Cosper and seconded by Jose Guzman to approve the FY 2024-25 financial report. The motion was approved by a unanimous vote.

KEDC FY 2025-2026 Budget Presentation. Tyler Robert presented to the board the Budget presentation that was presented to the City of Killeen on June 3, 2025. We are asking for 1.1 million from the city this year, with a 24% increase from last year. Our projected total revenue is expected to be between \$1.96 million. Operating expenditure is estimated at approximately \$1.9 million. It's also important to note that we are carrying a debt service obligation of around \$1.3 million for the upcoming payment on Wolf Tech Park.

Review & Approve Leases for 703B Swanner Loop. Tyler Robert reviewed two lease proposals for the 703B Swanner Loop property.

The first is from St. Michael's Learning Academy, which plans to lease approximately 1,000 square feet at a rate of \$1,200 per month.

The second proposal is from Central Texas Distribution, a wholesale supplier for regional convenience stores. They are seeking warehouse space to store inventory. Their lease would begin on July 1, 2025, with a starting rent of \$8,000 per month, plus utility costs. This would be a three-year lease, as they are considering purchasing the property next to Atmos Energy to construct their facility.

A motion to approve the lease for St. Michael's Learning Academy was made by Scott Cosper and seconded by Todd Fox. The motion was approved by a unanimous vote.

A motion to approve the lease for Central Texas Distribution was made by Scott Cosper and seconded by Todd Fox. The motion was approved by a unanimous vote.

Approval of EDSuite Proposal. Tyler Robert presented to the board an updated proposal for EDSuite. The project cost for the website would be \$38,800. This cost would cover the build-out of the website, tools within the website, and job postings. Tyler went over some of the other services that are not covered under that and what the cost of those items would be. There is an additional annual service cost of \$13,500.

A motion to approve the EDSuite Proposal was made by Todd Fox and seconded by Kelly Brown. The motion was approved by a unanimous vote.

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 8th day of May, 2025, at 8:22 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 8:42 am.

Action Taken from Closed Session. A motion to approve the extension for BlueAcres to August 31, 2025, was made by Scott Cosper and seconded by Kelly Brown. The motion was approved by a unanimous vote.

Adjourn. Tad Dorroh adjourned the meeting at 8:44 am.



Nina Cobb, KEDC Secretary

**KILLEEN ECONOMIC DEVELOPMENT CORPORATION
MEETING**

**Thursday | April 10, 2025 | 8:00am
Greater Killeen Chamber of Commerce**

MINUTES

Members present.

Amy Millsap Jose Guzman Tad Dorroh Todd Fox
Kelly Brown Jessica Gonzalez Mayor Debbie Nash-King

Members absent.

Nina Cobb

Ex-Officio members present.

Kent Cagle

GKCC staff present.

Tyler Robert Michelle Fernandez Mimi Flores Roni Nail

Call to Order. Tad Dorroh called the meeting to order at 8:02 am.

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

Approval March 13, 2025, Minutes. A motion was made by Kelly Brown and seconded by Jose Guzman to approve the March 13, 2025, minutes. The motion was approved by a unanimous vote.

Review and accept the Financial Reports. Tyler Robert went over the FY 2024-25 financial report. Michelle Fernandez was present to be able to answer any questions that members of the board had about the financials. A motion was made by Amy Millsap and seconded by Todd Fox to approve the FY 2024-25 financial report. The motion was approved by a unanimous vote.

The Annual Audit was presented to the board. Tad Dorroh brought up that the audit shows that KEDC commitment to WCID was for \$150,000.00, but due to other communities getting involved KEDC only had to pay \$74,000.00. He would like to see that KEDC has some type of documentation showing that KEDC has fulfilled its commitment in full. A motion was made by Amy Millsap and seconded by Jose Guzman to approve the Annual Audit for 23-24. The motion was approved by a unanimous vote.

Number 5 on the agenda is Review & Accept FY 2025-26 Budget. Tad Dorroh wanted to discuss this topic after the closed session and the marketing report.

Marketing Report. Tyler Robert went over the marketing activities that KEDC has been doing for the past month and plans to do in the coming month. They attended the Grand Central Texas