KILLEEN ECONOMIC DEVELOPMENT CORPORATION

Board of Directors Meeting Minutes

KEDC

Subject to Board approval

Date / Time	Thursday, July 9, 2026 | 8:00 AM
Location	One Santa Fe Plaza, Killeen, Texas
Called to Order	8:02 AM
Adjourned	9:42 AM
Public Attendance	One member of the public was in attendance Legal Counsel; George Hyde, Audrey Guthrie Consultant; Katie Kim

Attendance

Board Members Present	Staff Present
Kelly Brown, Todd Fox, Jose Guzman, Amy Millsap, Scott Cosper, John Gilmore, Anthony Kendrick, Joseph Solomon **Ex-Officio Members** Wallis Meshier	Tyler Robert, Michelle 'Mimi' Flores, Isaac Almeida

Board Members Absent
Jessica Gonzalez

A quorum was present for the meeting.

1. Call to Order

The meeting was called to order at 8:02 AM by Board President Kelly Brown.

2. Approval of Agenda & Declaration of Any Conflicts of Interest

A motion was made by Scott Cosper and seconded by Vice President Todd Fox to approve the agenda as presented. The motion carried unanimously. No conflicts of interest were declared.

3. Approval of June 11, 2026, Meeting Minutes

A motion was made by Scott Cosper and seconded by Vice President Todd Fox to approve the June 11, 2026 meeting minutes. The motion carried unanimously.

4. Financial Reports FY 2025-26

A motion was made by Vice President Todd Fox and seconded by Anthony Kendrick to approve the FY 2025-26 financial reports. The motion carried unanimously.

5. Staff Report

KEDC Vice President Tyler Robert briefed the Board on marketing activities, business recruitment efforts, and current project activity. Mr. Robert also provided an update on KEDC's Opportunity Zones 2.0 nominations and the anticipated timeline for state and federal review.

6. 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 9th day of July, 2026, at 8:30 AM under the following authority:

Sections 551.071 (Attorney Consultation); 551.072 (Real Property) and 551.087 (Economic Development) regarding potential transactions involving real property in the Wolf Technology and Life Science Park; the development of the Killeen Tax Increment Reinvestment Zone No. 3; anticipated projects, available incentive funding, and access to confidential corporate economic development information requiring non-disclosure agreements.

7. Open Session

The meeting returned to open session at 9:39 AM.

8. Action from Closed Session

a. *551.072 (Real Property); 551.087 (Economic Development)*

A motion was made by Vice President Todd Fox to delegate authority to the Real Estate Committee to engage Headwater and Walker Partners to further examine the 3.19-acre parcel located at the corner of East Stagecoach Road and State Highway 195 for the purpose of identifying the most appropriate transaction terms. The motion was seconded by Scott Cosper, and the motion carried unanimously.

b. *551.071 (Attorney Consultation)*

A motion was made by Vice President Todd Fox to approve and adopt the Non-Disclosure Agreement regarding the access of corporate economic development information as a standing organizational document. The motion was seconded by Scott Cosper, and the motion carried unanimously.

9. Adjourn

The meeting adjourned at 9:42 AM following the conclusion of all aforementioned business.

Approval of Minutes

Jose Guzman, Secretary

8-13-26

Date

8-13-26

Board Approval Date