

**KILLEEN ECONOMIC DEVELOPMENT CORPORATION
MEETING**

**Thursday | August 14, 2025 | 8:00am
Greater Killeen Chamber of Commerce**

MINUTES

Members present.

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

Members absent.

Ex-Officio members present.

GKCC staff present.

Tyler Robert Mimi Flores Roni Nail Michelle Fernandez Leigh Riggs Isaac Almeida

Call to Order. Tad Dorroh called the meeting to order at 8:01 am.

Approval of Agenda & Declaration of any Conflicts of Interest. A motion to approve the agenda was made by Scott Cosper and seconded by Mayor Debbie Nash-King. Todd Fox made a note saying that he will abstain from any vote or discussion on item 8A on the agenda. A unanimous vote approved the motion.

Approval June 12, 2025, Minutes. A motion was made by Amy Millsap and seconded by Todd Fox to approve the June 12, 2025, minutes. A unanimous vote approved the motion.

Review and accept the Financial Reports. Tyler Robert went over the FY 2024-25 financial report. A motion was made by Todd Fox and seconded by Kelly Brown to approve the FY 2024-25 financial report. A unanimous vote approved the motion.

Presentation from Headwater Commercial. Mick Hawton and Katie Kim from Headwater Commercial provided a presentation to the Board outlining how their firm can assist in bringing additional economic development opportunities to the community. The cost for this would be \$75,000 annually.

Staff Report. Tyler Robert introduced the two new employees, Leigh Riggs, Marketing and Communications Manager, and Isaac Almeida, Economic Development Coordinator. Leigh will complete the Neon Cloud video post-production work and the new KEDC branding with the new logo, color schemes, and fonts across all platforms. Isaac will work with Tyler to provide assistance in areas of need within KEDC.

Activity Report. Tyler Robert went over a few of the activities that we have done in the last few months. Gave a quick update on the Economic Development Luncheon from July 8. We had sent out the first newsletter and planned on sending that out quarterly.

New Branding. Tyler Roberts presented the board with the new logos, color schemes, and fonts with the slogan we will be moving forward with for KEDC.

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 14th day of August, 2025, at 8:48 am under the following authority:

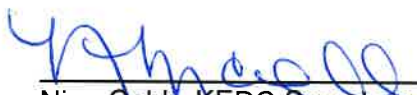
Section 551.072 – Deliberations Regarding Real Property – The KEDC Board of Directors will discuss factors relating to business prospects in order to meet a deadline. Public discussions of these items would have a detrimental effect on KEDC's bargaining position between it and third persons, firms, or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

Open Session. The meeting went into the Open Session at 10:00 am.

Action from the Closed Session.

- a. **Approval of new lease for 703A Swanner Loop, Killeen, TX 76543.** A motion to approve the new lease was made by Kelly Brown and seconded by Mayor Debbie Nash-King. Todd Fox abstained from the vote. The motion was approved.
- b. **Authorization to extend the closing date for the sale of 601 N. Twin Creek Dr, Killeen, TX, 76543.** A motion to approve the extension date and to execute related documents was made by Amy Millsap and seconded by Jose Guzman. A unanimous vote approved the motion.
- c. **Approval of contract for real estate consulting & brokerage services; authorize the Board President to finalize and execute.** A motion was made by Todd Fox and seconded by Scott Cospers to recommend that the Real Estate Committee continue the negotiation and finalize the contract with Headwater Commercial. And to add Mayor Debbie Nash-King to the Real Estate Committee. A unanimous vote approved the motion. A motion was made by Jose Guzman and seconded by Mayor Debbie Nash-King to establish a Finance Committee with the treasurer of KEDC and Kelly Brown to authorize them to work with KIF to establish a line of credit for the future.

Adjourn. Tad Dorroh adjourned the meeting at 10:05 am.



Nina Cobb, KEDC Secretary