



**BOARD OF DIRECTORS MEETING AGENDA
TYPE A COLEMAN ECONOMIC DEVELOPMENT CORPORATION
AND
TYPE B COLEMAN COMMUNITY COALITION
Meeting Agenda**

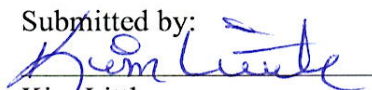
The Board of Directors of the Type A Coleman Economic Development Corporation (“CEDC”) and the Type B Coleman Community Coalition (“CCC”) will meet in joint session on **Thursday, April 9, 2026 at 6:00p.m.** in the Council Chambers of City Hall, 200 West Liveoak, Coleman, Texas. All items on the agenda are for possible discussion and action. The board may vote and/or act upon each of the items listed on this agenda. One agenda item will be discussed at a time, in the order determined by the Chair, unless logic and practical considerations allow similar topics to be considered together for purposes of convenience and efficiency. The CEDC and CCC board reserves the right to meet in closed, executive session on any of the items listed below should the need arise and if authorized by Title 5, Chapter 551, of the Texas Government Code, including but not limited to: Government Code Sections 551.071- Consultation with Attorney; 551.072-Deliberations about Real Property; 551.074-Personnel Matters; and 551.087-Economic Development. You may watch the meeting from your computer, tablet or smartphone at:

<http://cityofcolemantx.us/meetings/> or
<http://facebook.com/CityofColemanTX/>

1. Call to Order, Invocation, and Pledge of Allegiance to the Flags of the United States of America and the State of Texas.
2. Items to be Withdrawn
3. Hearing of Visitors: Any citizen who desires to address the Board on a matter not included on the agenda may do so at this time. The Board may not deliberate on items presented under this agenda item. Presentations are subject to three (3) minutes for items not on the agenda. If you wish to speak to an item on the agenda, you will be allowed to speak when the Board addresses the item. There is a (3) minute time limit for items on the agenda. The presiding officer (with the consent of a majority of the Board) may grant additional time. To comply with the provisions of the Open Meetings Act, the Board respectfully requests that prior to addressing the Board, that each person submit a Speaker Request Form stating your name, address, and topic of presentation. The form is located at the entryway to Council Chambers.
4. Consider and act upon the minutes for the CEDC and CCC Regular Monthly board meeting held on March 12, 2026.
5. Receive CEDC and CCC Financial reports for the month of March 2026.

6. Discussion, consideration, and possible action on a Façade Application from Budget Inn 2802 N. Highway 84.
7. Discussion, consideration, and possible action on an invoice received from Pye-Barker in the amount of \$2,101.68 for repairs to the sprinkler system at Coleman Filtration.
8. Discussion, consideration, and possible action on the CEDC and CCC revising membership commitment for FY 26 to the Coleman County Chamber of Commerce.
9. The board may convene into Closed Executive Session, pursuant to the Texas Open Meeting Act, Chapter 551, Texas Government Code, to discuss the following items:
 - Government Code 551.071-Consultation with Attorney
 - Government Code 551.072-Deliberations about Real Property
 - Government Code 551.087-Deliberations regarding economic development negotiations
 - a) Discussion on a request from ACE Management Co., LLC to construct a manufacturing facility in the Coleman Industrial Park.
 - b) Discussion on renewal and extension of Coleman Filtration lease agreement that expires June 1, 2026.
 - c) Deliberations regarding the legal rights, obligations, and compliance related to the performance and administration of existing Economic Development Corporation incentive agreements and projects, including a confidential update on performance and ongoing obligations.
10. Upon returning to open session, the Board may take any action authorized by law regarding items discussed in Executive session, including the following:
 - a) Consideration and possible action to approve an Agreement to sell 11.36 acres to ACE Management Co., LLC to construct a manufacturing facility in the Coleman Industrial Park.
 - b) Renewal and extension of Coleman Filtration lease agreement.
 - c) Consideration and possible action to provide direction to staff regarding existing Economic Development Corporation incentive agreements and projects.
11. Hear status report from the Executive Director regarding project updates, Sales Tax and other items.
12. Adjournment

Submitted by:



Kim Little

Director of Economic Development

Certification

I certify that the above notice of meeting was posted at City Hall, 200 W. Liveoak, Coleman Texas, and on the City of Coleman internet website on Thursday, April 2nd, 2026, at 5:00p.m. and remained so posted continuously for at least three business days preceding the date of said meeting. I further certify that the media was properly notified. A list of those notified will be available upon request.



Marisa Morales
Assistant City Secretary

Special Accommodations

The City of Coleman is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary by calling 325-625-4116 or by going by 200 W. Liveoak, Coleman, Texas during normal business hours at least (48) forty-eight hours in advance of the scheduled meeting.