Junction Texas Economic Development Corporation * Regular Monthly Meeting
City of Junction | State of Texas * Tuesday, Sept 1, 2026

The *Junction Texas Economic Development Corporation* was called to order by President Dr. Mike Gosney for its regular monthly meeting on Tuesday, September 1, 2026, at 4:30 PM in the City Hall Meeting Room. A quorum was established with the following:

Present:

President:	Dr. Mike Gosney
Vice President:	Lisa Heap
Secretary:	Carmen Bierschwale
Treasurer	Doug Haynes
Directors:	Tom Rattan
	Marcy Levein
	One vacancy on the board

Also Present: Marie Armes (EDC Coordinator), Kendra McKinney (Junction Eagle Newspaper)

Call to Order: Roll call of those in attendance. A quorum was established. Mr. Haynes offered the invocation.

Public Forum: Citizens Comments (limited to 3 minutes).

Consent Items: (A.) **Minutes** and (B.) **Financials:** After a review of the minutes and the financials, Mr. Haynes made a motion to approve the consent items. Mrs. Heap seconded the motion; it passed unanimously.

King Pet Care Center Grant Update: Dr. Gosney presented the board with an email from Mr. Robbins about an amendment to his grant. After some discussion, Mr. Ratton made the motion to present Mr. Robbins with two options:

1. Mr. Robbins accepts the amended agreement, changing the original application from Island Bound Holdings, LLC to Pet Royalty, LLC, with no changes or alterations to the presented amendment, which is a change from the original agreement as regards to lien, proration, and length. This was the option presented to Mr. Robbins at the August EDC meeting in which all parties were in agreement. Or,
2. The EDC will void the grant contract with Island Bound Holdings. The EDC would place a lien on the $57,500 already received and place a lien on assets bought with EDC funds.

Mrs. Heap seconded the motion. All were in favor with Mr. Haynes abstaining. Should Mr. Robbins select the second option, he could reapply under Pet Royalty, LLC.

Carlton Schwab Tax seminar Update: Mrs. Armes informed the board of the dates that would work best for Mr. Schwab. The Board will move forward with Oct 28th from 4-6:30 PM.

Junction Poster: Mrs. Armes has found a local artist to draw the new posters. The board will see a sample of the artist's work, and Mrs. Armes will get printing prices. No action was taken.

Affordable Housing: Dr. Gosney brought up the need for affordable housing as it is much needed in Junction. He mentioned manufactured housing as the best option, but listed Government housing, USDA, and Section 8. This was just revisiting JTEDC Strategic Planning. This was discussion only, no action taken.

Budget: Dr. Gosney presented the board with the purposed budget for 26-27, that needed city Council Approval. Mr. Haynes made a motion to approve the budget. Mrs. Levien seconded the motion, and it was approved unanimously.

EDC Priorities for 2027: Dr. Gosney addressed the board and all agreed that the strategic goals implemented in 2026 will continue forward into 2027. The board made great strides, but most are still uncomplete. No action taken; discussion only. These Top 5 Goals and Objectives include:

1. Business Recruitment / Job Creation

By the end of FY 2026–2027, support the recruitment or expansion of at least one business locating in Junction that results in the creation of a minimum of 10 new permanent jobs, as verified through executed agreements, announcements, or employment data.

- Assisting Days Inn did help with this objective.

2. Regional / Entity Collaboration

During calendar year 2026, convene at least two collaborative meetings with relevant local and regional entities to align priorities and contribute to the development of an updated strategic framework addressing Junction and surrounding areas.

- The board would like to continue with the social events including all the entities. The Presidents Meeting was helpful and should also be continued.

3. Recruitment Package & Targeting

By Q3 of FY 2026, develop and adopt a standardized recruitment package that documents Junction's available assets, infrastructure, workforce characteristics, and incentives, and use this information to identify and prioritize target industries or companies for outreach.

- Again, the board is making strides with this recruitment package. It goes hand in hand with a marketing and branding strategy.

4. Strategic Vision & Marketing

By the end of FY 2026, participate in or support the development of a clear economic development vision for Junction (and the county where appropriate), accompanied by a basic marketing toolkit that can be used to consistently communicate that vision to prospective businesses and partners.

- The board has entered into a contract with Rafter N Media and is excited to expand the marketing and vision for the City of Junction.

5. Real Estate Investment Capacity

During FY 2026, establish a formal subcommittee to evaluate the feasibility, legal

considerations, and potential structure of an EDC-supported real estate investment approach to support economic development objectives, and, if an opportunity aligns with EDC authority, available funding, and City Council approval, pursue the purchase and/or development of a qualifying real estate asset.

- The board continues to building on this subcommittee and has plans in 2027.

Real Estate Investment policy: The first draft was presented to the board. Some of the policy would need to have verbiage changed and reduce the duplications. No action taken regarding the policy. It is postponed until the rework is complete.

Update from Investment Committee: Dr. Gosney stated that we are still receiving 3.25% interest on our money market, but interest rates were going up.

Update Marketing Committee: Mrs. Bierschwale informed the board that she was excited to work with Rafter N Media on branding and social media content. Cheyenne and Carmen spoke. She will begin putting together a plan to collect video footage during the month of September so that content can be pushed out in October. Carmen requested Mrs. Armes make a list of businesses the EDC has helped with grants.

Reports :

A. Office Manager Report : Marie Armes presented her report.
B. Tourism Report: No update.
C. City Council Update: No update.

The Board went into executive session at 6:10 PM.

Employee Evaluation Review: The Board took no action.

Meeting adjourned at 6:30 PM.

Carmen Bierschwale

Carmen Bierschwale, Secretary