



Keene Economic Development Corporation (Type A) Board Meeting Minutes

June 17, 2026 at 9:00 AM

Keene City Hall - Robert G. Cooper Council Chamber 1000 N.
Old Betsy Rd., Cleburne, Texas 76031

Recorded Live Stream Available at <https://www.youtube.com/@cityofkeenetexas>

Members Present: Rolando Colindres-Bran, President, and Cody Thornton, Vice President; and Board Members Gwen Beeson, Efrain Castellanos, and Samantha Gillin

Members Absent: None

Staff Present: Jonathan Seitz, Don Martin, Holly Russell, Mira Lam, and Cari Warwick

1. Call to Order, Invocation, Pledge of Allegiance

President Colindres called the meeting to order at 9:00 a.m. Board Member Castellanos gave the invocation.

2. President's Remarks

President Colindres thanked the Chamber and volunteers for all their hard work with the flag program that beautifies the City.

3. City Administration Remarks

Don Martin, Director of Neighborhood and Development Services, shared that the bids for the CR 317 improvements were reviewed and the project will be awarded soon so that construction can get started. Later in the meeting, he shared an update on Metalplate's progress on their property.

Jonathan Seitz, City Manager, shared that there is a business interested in property at the Industrial Park and he hopes to have good news to bring to the Board soon.

4. Public Comments

Paul Gnadt, Keene Chamber of Commerce Director, shared that he provided a yellow sheet if information detailing the requests from the Chamber of Commerce to the A Board. He is present to answer any questions. He mentioned that the Business Expo will be moving to October, and the date is still to be determined. There was question about the flags returning to the Keene welcome sign. He answered that the flag crew is only for the small flags that go along Old Betsy.

Mr. Phillip Jackson, 110 Rosedale, spoke about the budget and the EDC-B Board budget's review of their proposed budget. He spoke about the amount for the audit and mentioned that the Boards are charged 25 percent for the audit, and asked why are the boards charged such when the budgets only compose a smaller percentage of the total city budget.

5. Public Hearing

There was no public hearing scheduled for this meeting.

6. General

A. *Review, discuss, and consider the minutes of the regular Keene EDC (Type A) Board meeting held on May 20, 2026.*

A motion was made to approve the minutes as presented, and seconded. The motion carried.

Motion made by Beeson, Seconded by Gillin.

Voting Yea: President Colindres-Bran, Vice President Thornton, Beeson, Gillin

Voting Abstaining: Castellanos

- B. *Review, discuss, and give direction to staff on the preliminary Keene EDC (Type A) Budget for Fiscal Year 2026-2027 (FY27).*

Mira Lam, Director of Finance, gave an overview of the budget and to take questions. The assumption of revenue is a 10 percent increase over Fiscal Year 2026 (FY26). It is a conservative estimate based on the new businesses starting and based on 12 percent budgeted in FY26. The Capital expenditure if for the CR 317 drainage improvements the city will handle. She noted that the numbers are mostly estimates and subject to Council decisions on items such as personnel costs, and receiving the property tax roll in late July. She highlighted some of the changes in the expenditures. Mr. Seitz answered questions about the training for the Boards and associated costs. Attorney fees were decreased since the amount spent in prior years has decreased.

- C. *Discuss the strengths, weaknesses, opportunities, and threats (SWOT) of the city's economic development to assist the Board with focusing on the their mission, purpose, and vision.*
President Colindres would like to continue this item next month as well. He explained SWOT and encouraged the members to think on these topics for the continuation of this discussion.

7. Executive Session

There was no recess to Executive Session for this meeting.

8. Reconvene into Open Session

There were no items that needed action.

9. Requests for Future Agenda Items

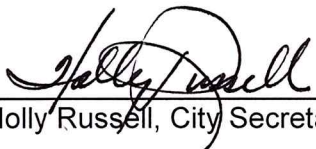
Ms. Beeson asked for a report on what possible economic development is coming in, whether that being in open meeting or in executive. Staff will consult the city attorney on this topic.

Mr. Martin mentioned there may be a need for a special meeting to award the contractor for the CR 317 improvements. Some of the members noted a later afternoon time would be best.

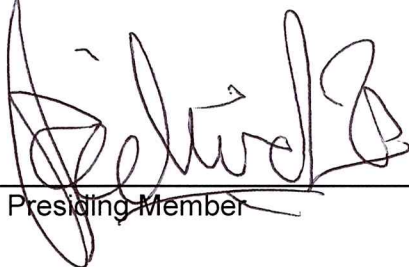
10. Adjourn

There being no further business to discuss, President Colindres adjourned the meeting at 10:03 a.m.

Approved this the 15th day of July 2026.



Holly Russell, City Secretary



Presiding Member