



Keene Economic Development Corporation (Type A) Board Meeting Minutes

August 19, 2026 at 9:00 AM

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

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

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

Members Absent: Cody Thornton, Vice President

Staff Present: Jonathan Seitz, Don Martin, Holly Russell, 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 Beeson gave the invocation.

2. President's Remarks

President Colindres explained the need for discussion the strengths, weaknesses, and opportunities, and threats for economic development.

3. City Administration Remarks

Don Martin gave an update on Metalplate's progress at the Industrial Park. The potential sale of Industrial Park land is still in review, and expected to move toward closing soon. All residential developments are moving forward still.

4. Public Comments

Samantha Gillin wanted to acknowledge city administration, recognizing Cari Warwick, on all the hard work for the city parks.

5. Public Hearing

There was no public hearing held at this meeting.

6. General

A. Receive an update on the County Road 317 Improvements Project from Administration.

Don Martin, Director of Neighborhood and Development Services, shared that the construction company has already started submitting their work plans for the project, and traffic control plans to TxDOT, and is expected to start work in mid-September. The City will be keeping the public updated on any closures for CR 317. It was asked what the expected completion date is, and is supposed to be on or before mid-January 2027. The project is on budget. The County has also been made aware of the schedule and plans for these improvements. No action was taken on this item.

B. Review, discuss, and consider action on a Business Improvement Grant Application received from Malli's Kitchen to assist with various renovations that were required, as well as to generally improve the facility.

Holly Russell, City Secretary, explained that an application had been received from a local business owner that has already completed and paid for the improvements to her business location. Some of the improvements were necessary to bring the facility into compliance with fire code, and were required to be made in order to open for business. A few other improvements

were cosmetic to the facility. She is asking for the max amount allowed for the grant, \$10,000. However, the qualifying amount of what was spent on improvements, not including permit fees, is \$8,138.60. A motion was made to approve a grant amount of \$8,100.00, and seconded.

Motion made by Beeson, Seconded by Gillin.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

C. Review, discuss, and consider the minutes of the regular Keene EDC (Type A) Board meeting held on July 15, 2026.

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

Motion made by Gillin, Seconded by Castellanos.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

D. Continue discussion of the strengths, weaknesses, opportunities, and threats (SWOT) of the city's economic development to assist the Board with focusing on their mission, purpose, and vision.

President Conlindres continued the SWAT analysis for the Board and economic development. He is hoping that the analysis would help set goals for 2027. Mr. Martin spoke to the EDC Boards needing a full-time person with economic development experience that is dedicated to the economic growth of the City. Mr. Seitz spoke to this and the need for the Boards discussing and reviewing their budgets at the February Training, and discussing this role. There was discussion on a priority of keeping people in Keene instead of them going elsewhere for recreation and purchases. The need for a grocery store is important to the Board. Mr. Seitz noted that bringing in housing and industrial jobs with higher salaries can support retail. Priorities identified as to how the Board can move forward: (1) industrial growth, (2) business attraction, (3) existent business retention and growth, (4) commercial retail development, and (5) economic development readiness such as infrastructure improvements, incentives, etc.

7. Executive Session

There was no recess into Executive Session at this meeting.

8. Reconvene into Open Session

There were no items needing action.

9. Requests for Future Agenda Items

- Bring review of the application for business grants, suggest removing presenting before the Board and having three bids/estimates.
- Review and discuss the five priorities identified at this meeting.

10. Adjourn

There being no further business the meeting is adjourned at 9:58 a.m.

Approved this the 16 day of Sep 2026.


Holly Russell, City Secretary


Presiding Member