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Chuck Thompson, President
Brent McWaters, Vice President
Michele Wyatt, Treasurer
Tonya Clark, Member
Jasmyn Funes, Member

Mary Giles, Member
Michael Buckley, Member
Emilio Levario, Director of Community Development
Juanita Limon, City Secretary

Public Comments and Reports

1. **Invocation** – Tonya Clark, American Flag, Texas Flag – Jasmyn Funes
2. **Roll Call** – Brent McWaters absent, All the others were present.
3. **Oath of Office for new and reappointed Board Members by City Council** – Juanita Limon swore in:
 - a. Michael Buckley
 - b. Jasmyn Funes
 - c. Sharica Lewis
4. **Check Presentations**
 - a. **Presentation of Log Jam Fest donation check to the Cleveland Historical Society Museum** – Not present to receive
 - b. **Acceptance of a Community Reinvestment Act (CRA) Annual funding check from Austin Bank in support of small businesses** – Tasha Childress presented check
5. **Public Comments** – Shirley Cook
Any person with EDC-related business may speak to the board. In compliance with the Texas Open Meetings Act, the EDC Board may not discuss or vote on any matter raised in public comments unless it is specifically on the agenda. Speakers may address the Board after being recognized by the Presiding Officer.
PUBLIC COMMENT WILL BE LIMITED TO THREE MINUTES.
6. **New Business(es) spotlight in the Cleveland Area**
 - **Community Barber School** – Not present
7. **Greater Cleveland Chamber of Commerce Update** – Victoria Good
8. **Reports and comments from board members** – Michael Buckley thanked all city employees and reminded everyone to go out and vote. Michele Wyatt echoed Michael Buckley. Jasmyn Funes spoke about the Reyes fire, and local community events in the upcoming days. Tonya Clark thanked EMS for their services and the community for supporting EDC. Sharice Lewis introduced herself with a short bio. Chuck Thompson thanked first responders and spoke of the upcoming elections.
9. **Director's Report** – Emilio Levario gave update of EDC partnering up with Liberty County Work Solutions

Consent Agenda

All consent agenda items are considered routine by the EDC Board and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.



Motion made by Michael Buckley to approve consent agenda items, seconded by Jasmyn Funes. The motion passes 5 – 0

10. MEETING MINUTES

- **October 7, 2025 – Regular Meeting**
- **November 18, 2025 – Special Called Meeting**

11. Monthly Financial Statements

- **October 2025 Financials**
- **November 2025 Financials**

DISCUSSION AND POSSIBLE CONSIDERATION ON:

12. Appointment of officers for the Economic Development Corporation (EDC) Board for Calendar Year 2026

- a. Appointment of President- Tonya Clark nominated Chuck Thompson second by Jasmyn Funes motion carries 4-1, Sharika Lewis abstained
- b. Appointment of Vice President – Michael Buckley nominated Brent McWaters second by Jasmyn Funes motion carries 4-1, Sharika Lewis abstained
- c. Appointment of Treasurer – Michael Buckley nominated Michele Wyatt second by Tonya Clark motion carries 4-1, Sharika Lewis abstained

13. Discussion and Update on the Cleveland Wayfinding & Gateway Master Plan – Michael Mauer with M2L Associates presented a PowerPoint presentation

14. Presentation of the Economic Development Corporation’s 2025 Annual Report – Emilio Levario provided presentation. Michael Buckley motion to accept the annual EDC report second by Jasmyn Funes motion carries 5-0

15. Consideration and Possible Action Authorizing the EDC President to Execute a Chapter 380 Agreement between the City of Cleveland, Cleveland Economic Development Corporation, and BCS Cleveland, LLC Regarding a Sales Tax Reimbursement Economic Development Program – Jack Burgher with BCS Capital spoke of introducing a currently vacant property into productive economical use that would generate both property tax and sales tax for the City of Cleveland and EDC

Closed Executive Session (if needed) 7:36 p.m.

The City of Cleveland Economic Development Corporation reserves the right to adjourn into an Executive Session at any time during this meeting to discuss any item on the agenda as authorized by Texas Government Code Sections: 551.071 Consultation with Attorney;551.072-Deliberation about Real Property;551.073-Deliberations about Gifts and Donations;551.074 Personnel Matters;551.076 Deliberations about Security Devices and 551.087 Economic Development.



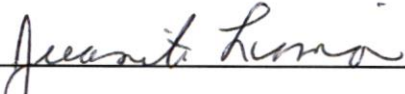
Return to Open Session 8:05 p.m.

- 16. **Sec. 551.072 – Deliberations about Real Property: Entergy Easement** - No Action Taken
- 17. **Sec. 551.087 – Economic Development: Business Improvement Grant for 127 N. San Jacinto Ave. and possible waiver** - Michael Buckley motion to approve Business Improvement Grant for 127 N. San Jacinto Ave. second by Michele Wyatt motion carries 5-0

Adjournment 8:08 p.m.

Michael Buckley made a motion to adjourn, seconded by Michele Wyatt.

Passed and Approved, the 3rd day of March 2026.



Juanita Limon, City Secretary



Chuck Thompson, President