

Board of Directors Regular Meeting Minutes

February 16, 2026, 3 p.m. | City Hall, 241 W. South Street

PRESENT: Curt Aardema, Mayor David Anderson, Jeff Breneman, Trisha Kidd, Rick Searing, Jessica Thompson, Harmun Sandhu, Harvin Sandhu

STAFF: Meghan Behymer (Downtown Coordinator), Maria Smith (Community Investment Administrative Assistant), Jessica Wood (Attorney), Bobby Boyd (Economic Development Supervisor)

A. CALL TO ORDER

DIRECTOR AARDEMA CALLED THE MEETING TO ORDER AT 4:05 P.M.

PRESENT: Curt Aardema, Mayor David Anderson, Jeff Breneman, Trisha Kidd, Rick Searing, Jessica Thompson

EXCUSED ABSENCE: Clarence Lloyd, Stanley Steppes, Cheng Kidd Sun

UNEXCUSED ABSENCE: None

THE FEBRUARY 16, 2026, ATTENDANCE, INCLUDING EXCUSED AND UNEXCUSED ABSENCES IS RECORDED.

B. ADOPTION OF FORMAL AGENDA

Director Aardema made a recommendation to amend the agenda to add item E.3; a motion to accept the resignation of Jessica Thompson.

DIRECTOR BRENEMAN MOTIONED TO ADOPT THE FEBRUARY 16, 2026, DOWNTOWN DEVELOPMENT AUTHORITY AGENDA AS AMENDED. DIRECTOR SEARING SECONDED. NO OBJECTIONS. MOTION CARRIED.

C. APPROVAL OF MINUTES

DIRECTOR SEARING MOTIONED TO APPROVE THE MINUTES FROM THE MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD ON JANUARY 12, 2026. DIRECTOR THOMPSON SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. REPORTS AND PRESENTATIONS

Board of Directors Regular Meeting Minutes

February 16, 2026, 3 p.m. | City Hall, 241 W. South Street

1. Financial Report – December 2025 (Meghan Behymer, Downtown Coordinator)

Behymer presented the December 2025 Financial Report: In December, the Downtown Development Authority (DDA) received a total of \$56,508 in revenue from Taxes (\$56,204) and Delinquent Property Taxes (\$304). 2025 year-to-date revenue totals \$353,903. DDA received \$18,693 more revenue than budgeted. December expenses totaled \$68,435. Key expense categories included: Professional and Contractual Services (\$5,594) for Abraxas File Storage (\$4,222) and Holiday Banner Installation (\$1,372); Legal Services and Fees (\$46); Utilities (\$3,546) for electricity (\$654) and Water & Sewer (\$2,891); Administrative Fees (\$31,250) for Q4 City Service Agreement; and Notes Payable – Principle (\$28,000) for Mavcon agreement. Year-to-date expenses total \$204,737.

DIRECTOR BRENEMAN MOTIONED TO ACCEPT THE DECEMBER 2025 DOWNTOWN DEVELOPMENT AUTHORITY FINANCIAL REPORT. DIRECTOR THOMPSON SECONDED. NO OBJECTIONS. MOTION CARRIED.

E. DISCUSSION/ACTION ITEMS

1. Budget Amendment

Behymer explained the need for a budget amendment to transfer \$52,373 in revenue from DEGA to DDA per the MAVCON agreement.

DIRECTOR THOMPSON MADE A MOTION TO APPROVE THE 2026 DDA BUDGET AMENDMENT TO RECOGNIZE \$52,373.71 IN REVENUE FROM THE DOWNTOWN ECONOMIC GROWTH AUTHORITY AND THE CORRESPONDING DEBT PAYMENT EXPENSE RELATED TO MAVCON OBLIGATION, CONSISTENT WITH CITY ACCOUNTING REQUIREMENTS. DIRECTOR SEARING SECONDED. MOTION APPROVED.

2. Recommendation of DDA Board Member nomination to Mayor and City Commission

Board of Directors Regular Meeting Minutes

February 16, 2026, 3 p.m. | City Hall, 241 W. South Street

DIRECTOR BRENEMAN MOTIONED TO APPROVE THE NOMINATION OF HARVIN SANDHU AND CONNOR SAMPSON FOR APPOINTMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD AND FORWARD THE RECOMMENDATION TO THE MAYOR AND CITY COMMISSION. DIRECTOR SEARING SECONDED. MOTION APPROVED.

3. Motion to accept resignation of Jessica Thompson

DIRECTOR BRENEMAN MOTIONED TO ACCEPT THE RESIGNATION OF JESSICA THOMPSON EFFECTIVE UPON APPOINTMENT OF SUCCESSOR, WITH APPRECIATION FOR SERVICE. DIRECTOR KIDD SECONDED. MOTION APPROVED.

F. PUBLIC COMMENTS

None.

G. DIRECTOR COMMENTS

The board expressed recognition and gratitude for Jessica Thompson and welcomed the new board members

Mayor Anderson led a discussion regarding ongoing concerns about construction impacts, parking policy, downtown accessibility, and the need for creative short-term activations to support businesses.

H. ADJOURNMENT

DIRECTOR BRENEMAN MOTIONED TO ADJOURN, SUPPORTED BY DIRECTOR THOMPSON. MOTION APPROVED WITH NOONE OPPOSED.

The meeting was adjourned at 4:29 P.M.