

Town of Trophy Club Economic Development Corporation Meeting Minutes
July 23, 2025, 6:00 p.m., Regular Meeting
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

President Addington called the meeting to order at 6:00 p.m.

EDC BOARD MEMBERS PRESENT

Teri Addington, President
Allan Pedersen, Vice President
James Calaway, Secretary
Greg Fox (arrived at 6:09 p.m.)
Scott Hinshaw
Joseph Longo
Garrett Wallace

STAFF PRESENT

Brandon Wright, Town Manager
Tamara Smith, Assistant to the Town Manager
April Duvall, Director of Finance
Matt Cox, Director of Community Development
Tammy Dixon, Town Secretary

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

1. Consider approval of the June 26, 2025, Economic Development Corporation Regular Meeting Minutes.

Director Longo moved to approve the June 26, 2025, meeting minutes. Secretary Calaway seconded the motion.

VOTE ON THE MOTION

AYES: Fox, Pedersen, Addison, Wallace, Longo, Hinshaw, Calaway

NAYES: None

VOTE: 7-0

2. Consider approval of the small area plan for The Grove at TC. (Tamara Smith, Assistant to the Town Manager)

Randy Rivera and Marissa Brewer from McAdams, along with Jason Klaunch from Catalyst, presented the final draft of the Small Area Plan for The Grove. The plan serves as a flexible, long-term guide for development and incorporates feedback from the EDC Board, Town Council, and

community stakeholders. It includes development concepts, pedestrian and vehicular connectivity, open space integration, and phased implementation strategies.

The preferred plan includes options for building configurations, parking strategies, and open space anchored by Town Hall, while emphasizing mixed-use development and walkability. Implementation recommendations include adoption of form-based code, infrastructure planning, and potential public-private partnerships to support phased growth. A market study confirmed demand for retail, restaurant, office, and limited residential uses, estimating \$9.7 million in potential Town revenue over ten years.

Director Fox moved to approve the small area plan for The Grove at TC. Director Longo seconded motion.

VOTE ON THE MOTION

AYES: Fox, Pedersen, Addison, Wallace, Longo, Hinshaw, Calaway

NAYES: None

VOTE: 7-0

EXECUTIVE SESSION/OPEN SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Economic Development Corporation Board convened into a Closed Executive Session at 6:45 p.m. and reconvened into Regular Session at 7:44 p.m. in accordance with the Texas Government Code regarding:

- a. Section 551.087 Deliberation regarding economic development negotiations.
 1. Discuss Thrive Business Grant Applications. **No Action Taken.**
5. Consider approval of submitted grant applications for the approved amounts under the Thrive Business Grant.

Director Longo moved to approve the Thrive Business Grant application for Jolley Orthodontics in the amount of \$5,775.04 and authorize the Town Manager to negotiate, and the Economic Development President and Town manager to execute a performance agreement with the applicant and recommend approval of same to the Town Council. Director Hinshaw seconded the motion.

VOTE ON THE MOTION

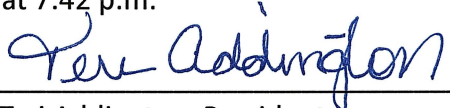
AYES: Pedersen, Addison, Fox, Wallace, Longo, Hinshaw, Calaway

NAYES: None

VOTE: 7-0

ADOURN

President Addington adjourned the meeting at 7:42 p.m.



Teri Addington, President

ATTEST:



Tammy Dixon, Town Secretary