Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
September 16, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

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

President - Holly Drew (Place 6)
Vice President – Tim Heitman (Place 7)
Secretary - Erin Bogar (Place 3)

Director Place 1 – Todd Davis
Director Place 2 – Brenda Blackburn
Director Place 4 – Brooks Stoy
Director Place 5 - Vacant

Staff Present: Christine Gossett, Executive Director MDD; Bailey Thompson, Communications & Marketing City of Aubrey; Anabelle Ackling, TOASE

Guests Present: Tammy De Wit; Amy Cramer; Jamie Osmanovik

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Community Announcements:

Before announcements, President Drew recognized and thanked Brenda Blackburn for her service on the MDD Board. Director Blackburn left meeting after recognition at 6:05 p.m.

President Drew announced the following:

- The Aubrey MDD's Business Resource Fair – Lunch and Learn in cooperation with the Aubrey 380 Area Chamber of Commerce is tomorrow, Wednesday, September 17th from 11:30 a.m. to 1:30 p.m. here at the Community Center.

- The benefit concert for Kerr County Relief Fund in downtown Aubrey is this Friday, September 19th at Veteran's Park from 5:30 to 9:30 p.m.
- Peanut Festival is Saturday, October 4th in downtown Aubrey at Veteran's Park.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room and those attending remotely can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

N/A

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the August 12th, 2025, MDD Board Meeting
2. Approve the August 2025 staff activity report.
3. Approve July 2025 Financial Report.

President Drew called for a motion to remove an item from the consent agenda or to approve the consent agenda. Director Todd Davis motioned to approve the consent agenda.

Director Brooks seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

*****EXECUTIVE SESSION*****

President Drew called for a motion to convene into executive session at 6:06 p.m. Director Brooks motioned to convene into Executive Session at 6:06 p.m..

Director Davis seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

Section 551.087 – Deliberation regarding Economic Negotiations regarding Highpointe Ranch.

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session. Director Davis motioned to reconvene into Open Session at 6:35 p.m.

Vice President Heitman seconded the motion. All in favor. No opposed. Motion carried 5 to 0.

New Business: New items requested for consideration.

4. Consider and take action regarding re-appointment of members to Place 6 and Place 7 to the board for a two-year term expiring September 30, 2027.

   President Drew called for a motion to approve the re-appointment of Holly Drew, Place 6, and Tim Heitman, Place 7, for two-year terms to the Aubrey MDD Board expiring September 30, 2027. Director Davis motioned to approve the reappointments.

   Secretary Bogar seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

5. Consider and take action regarding the resignation of Director Blackburn, Place 2, and make a recommendation for an appointment to the Aubrey Municipal Development District Board, Place 2.

   President Drew asked Tammy DeWet and Jamie Osmanovic to come forward to introduce themselves. The Board asked each applicant some questions.

   President Drew called for a motion to accept the resignation of Brenda Blackburn and a recommendation for the appointment to Place 2 on the Aubrey Municipal Development District Board expiring September 30, 2026. Vice President Heitman made a motion to accept the resignation and to recommend Jamie Osmanovic for appointment to Place 2.

   Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

6. Consider and take action regarding Aubrey Municipal Development District appointment, Place 5.

   President Drew called for a motion to recommend Tammy DeWet for the appointment for Place 5 on the Aubrey Municipal Development District Board expiring September 30, 2027. Secretary Bogar motioned to recommend Tammy DeWet for appointment to Place 5.

   Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

7. Consider and take action regarding electing a President, Vice President, and Secretary for a one-year term of office, expiring September 30, 2026, and designating those individuals to sign for funds for banking and financial accounts.

   President Drew called for nominations for the President, Vice President and Secretary officer positions. Nominations were made and officers were selected for the 2025-26 year.

   Director Davis nominated Holly Drew for President.

   President Drew called for a motion to elect Holly Drew for President. Director Davis motioned to approve the election.

   Secretary Bogar seconded the motion. All if Favor. No Opposed. Motion carried 5 to 0.

President Drew called for a nomination for Vice President.

Director Stoy nominated Todd Davis for Vice President.

President Drew called for a motion to elect Todd Davis for Vice President. Secretary Bogar motioned to elect Todd Davis as Vice President.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

President Drew called for a nomination for Secretary.

Director Davis nominated Brooks Stoy for Secretary. President Drew nominated Erin Bogar.

President Drew called for a vote to nominate Brooks Stoy for Secretary. Two votes cast for Brooks Stoy. Three votes no.

President Drew called for a vote to nominate Erin Bogar for Secretary. Three votes cast for Erin Bogar. Two votes no.

Erin Bogar received majority votes for nomination. President Drew called for a motion to elect Erin Bogar for Secretary. Director Davis motioned to elect Erin Bogar as Secretary.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

8. Consider and take action regarding an administrative services agreement with the City of Aubrey.

   Executive Director Gossett explained the update to the administrative services agreement, including automatic annual renewal.

   President Drew called for a motion to approve the administrative services agreement? Director Brooks motioned to approve the Administrative Services Agreement.

   Vice President Heitman seconded. All in Favor. No Opposed. Motion carried 5 to 0.

9. Hold a Public Hearing, consider and take action for a Targeted Improvement Grant application for 705 Sherman Drive.

   Executive Director Gossett gave a presentation for the Grant application, and the applicant was present and introduced himself and talked briefly about the grant request.

   President Drew opened the Public Hearing at 6:59 p.m.

   No comments or questions.

   President Drew closed the Public Hearing at 6:59 p.m.

No other questions from the board. President Drew called for a motion to approve the Grant Request. Director Davis motioned to approve the grant request.
Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

Items requested: Goals Discussion; Business Accelerator Update; November Meeting Date; Training; Development Project; Presentation from City Manager.

Motion to Recess into Executive Session.

No motion to go into Executive Session.

*****EXECUTIVE SESSION*****

10. Section 551.087 – Deliberation regarding Economic Development Negotiations.
    - Grant Application for 705 Sherman Drive

11. Section 551.074 Personnel Matters: to deliberate the appointment of public officers
    - Place 5 & 6

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

N/A

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:08 p.m. Director Stoy motioned to adjourn.

Meeting adjourned 7:08 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey,
Texas this 21 day of October, 2025.

Holly Drew

Holly Drew, President

ATTEST:

Erin Bogar, Secretary