Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
December 9, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6:01 p.m.

President - Holly Drew (Place 6)
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)

Director Place 2 – Jamie Osmanovic
Director Place 5 – Tammy De Wet
Director Place 7 - Tim Heitman

Absent:

Director Place 4 – Brooks Stoy

Staff Present – Christine Gossett, Executive Director – Aubrey Municipal Development District; Bailey Thompson, Marketing & Communications – City of Aubrey; Annabelle Ackling, Attorney - TOASE

Others Present? – N/A

Invocation & Pledge of Allegiance:

Secretary Bogar led the pledge of allegiance and invocation.

Community Announcements:

President Drew announced the following:

- The Aubrey Area Chamber of Commerce luncheon is next Wednesday, Dec. 17th, at 11:30 am at Rancho de la Roca on Blackjack Road.

Citizen Input: 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 November 18, 2025, MDD Board Meeting

2. Approve the October 2025 Financial Report

President Drew asked if anyone wished to remove an item from the consent agenda. No requests

President Drew called for a for a motion to approve the consent agenda. Director Heitman motioned to approve the consent agenda.

Vice President Davis Seconded. All in Favor. No Opposed. Consent agenda motion carried 6 to 0.

New Business: New items requested for consideration.

3. Consider and take action on Economic Development Incentive Policy.

Executive Director reviewed the recommended updates with the board.

President Drew called for a motion to approve the Economic Development Incentive Policy as presented and to go to Council for final approval. Vice President Davis motioned to approve the Incentive Policy.

Secretary Bogar seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

4. Consider and take action authorizing the Executive Director to negotiate a Hotel Product Development and Amateur Sports Facility Feasibility Study with CSL not to exceed $70,000 and consider an option to add a component to the Amateur Sports Facility Feasibility Study.

Executive Director reviewed options of the scope of services. Board discussed the proposal and concerns on scope of services.

President Drew called for a motion to table the proposal to the next meeting. Director Heitman motioned to table the item for the Executive Director to negotiate a professional services agreement with CSL.

Director de Wet seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Staff Report:

5. Receive overview of November 2025 Staff Activity Report; Discussion of same.
   Executive Director presented updates on Aubrey Local Business Accelerator Program applications and program updates and the website redesign.

6. Consider additional personnel to attend the ICSC Red River event with the Executive Director.

   Executive Director presented option for taking additional non-board member representative to ISCS for assistance.

President Drew called for a motion to approve additional personnel to attend the ICSC Red River event with the Executive Director. Secretary Bogar motioned to approve taking additional personnel to attend ISCS Red River.

Vice President Davis seconded the motion. All in Favor. No Opposed. Motion carried 6 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.

Future agenda item requests: Feasibility Study Review; Joint Meeting Date with City Council; RFQ/RFP for Development Project.

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

President Drew called for a motion to convene into executive session at 6:50 p.m. Director Heitman motioned to go into Executive Session at 6:50 p.m.

Director Osmanovic seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Section 551.087 – Deliberation regarding Economic Negotiations:
Development Project.

Section 551.072 – Real Property:
Hwy. 377 Commercial
Downtown Development
ETJ Commercial

Reconvene into Open Session:

President Drew called for a motion to reconvene into to open session at 7:32 p.m. Director de Wet motioned to reconvene into open session at 7:32 p.m.

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

**Note, Vice President Davis left the meeting at 7:19 p.m.*

President Drew asked if there were any requests for Future Agenda Items. No requests.

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:33 p.m.

Secretary Bogar motioned to adjourn at 7:33 p.m.

Vice President Osmanovic seconded the motion. All in Favor. No Opposed. Motion carried 5 to 0.

Meeting adjourned at 7:33 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this 13 day of January, 2025.

Holly Drew

Holly Drew, President

ATTEST:

Erin Bogar, Secretary