

Municipal Development District Board Meeting

Aubrey Community Center
226 Countryside Dr.
Aubrey, TX 76227
February 10, 2026
6:00 PM



**(Notice of Potential Quorum for City Council, Planning and Zoning Commission, Board of Adjustment, Library Board, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

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 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.

MDD Board Item:

1. Approve minutes of the January 29, 2026 meeting.
2. Consider and take action on a resolution to authorize the purchase of real property at 500 S Main Street for \$205,000 plus fees and closing costs.

Convene into Joint Workshop

Joint Workshop Items

3. Discuss future growth, funding, budget, initiatives, operations, projects, and strategic plans not limited to, but including:
 - Permissible MDD Expenditures, activities, and approval process for grants and other major budgeted projects
 - Discuss any recommended By-Laws Revisions
 - Updates on MDD projects for 2026, including Downtown Development, Feasibility Study, MDD properties, and other programs.
 - Priorities and Future goals for MDD

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the ____ day of _____, 2026.

(The Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.



**Municipal Development District Board Meeting
Staff Report
February 10, 2026**

Agenda Item

Approve minutes of the January 29, 2026 meeting.

Staff Contact

Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary

Financial Summary

Staff Recommended Action

Staff Recommended Motion

N/A

Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
January 29, 2026
6:00 PM



Call to Order - Determine if a Quorum is Present:

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

Present:

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

Others Present: Christine Gossett, Executive Director – Aubrey MDD; Bailey Thompson, Marketing and Communications - City of Aubrey; Charles Kreidler, City Manager – City of Aubrey; Annabelle Ackling, Attorney – TOASE

Guests: Amy Kramer and Luke Stainback

Invocation & Pledge of Allegiance:

Secretary Bogar led the Invocation and Pledge of Allegiance.

Community Announcements:

President Drew announced the following:

- The Aubrey Area Chamber of Commerce Casino Night event is Saturday evening, February 7th at Oak & Ivy.
- The Aubrey Public School Foundation Gala and Auction is March 21st. Tickets and sponsorships are still available.

Citizen Input: None

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 January 13, 2026, MDD Board Meeting
2. Approve the December 2025 Financial Report

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

President Drew called for a motion to approve the consent agenda. Director De Wet pointed out a correction for the Jan. 13, 2026, meeting minutes and they should reflect Director De Wet led the Invocation and Pledge. Staff noted the changes. Director De Wet motioned to approve the Consent Agenda with the corrections.

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

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

President Drew called for a motion to convene into executive session at 6:03 p.m. Vice President Davis motioned to go into Executive Session at 6:03 p.m.

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

A. Section 551.072 – Real Property:

Downtown Development

Purchase of Property for Economic Development – Project B

B. Section 551.087 – Deliberation regarding Economic Negotiations:

Project Anchor

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 7 p.m. Vice President Bogar motioned to reconvene into open session at 7 p.m.

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

3. Consider and take appropriate action on Project Anchor as discussed in closed session.

President Drew asked for a motion. Vice President Davis motioned to approve the terms of an Economic Development agreement for Project Anchor and authorize the City Manager to finalize and execute necessary documents as discussed in executive session.

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

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

-ADJOURN-

President Drew asked for a motion to adjourn the meeting at 7:01 p.m. Director De Wet motioned to adjourn at 7:01 p.m.

Vice President Davis seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Meeting adjourned at 7:01 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this __ day of _____, 2026.

Holly Drew, President

ATTEST:

Erin Bogar, Secretary



Municipal Development District Board Meeting
Staff Report
February 10, 2026

Agenda Item

Consider and take action on a resolution to authorize the purchase of real property at 500 S Main Street for \$205,000 plus fees and closing costs.

Staff Contact

Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary

The Aubrey Municipal Development District Board of Directors will consider the purchase of real property located in downtown Aubrey, Texas, to promote and develop new and expanded business enterprises in the City. The District intends to use funds on hand to complete the purchase of the property for \$205,000 plus fees and closing costs.

Financial Summary

The Aubrey MDD will spend \$205,00 plus fees and closing costs from its funds on hand for the purchase.

Staff Recommended Action

Staff Recommended Motion

N/A