Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
March 10, 2026
6:00 PM

Call to Order - Determine if a Quorum is Present:

Vice President Davis called the meeting to order at 6:02 p.m.

Vice President – Todd Davis (Place 1)
Director Place 2 – Jamie Osmanovic
Director Place 4 – Brooks Stoy
Director Place 5 – Tammy de Wet

Absent:

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

Others Present:

Christine Gossett, Executive Director; Kacey Hagen, Assistant to City Manager; Anabelle Ackling, Attorney/TOASE

Invocation & Pledge of Allegiance:

Director de Wet led the Invocation and Pledge of Allegiance.

Community Announcements:

Vice President Davis announced:

- The Aubrey Area Chamber of Commerce luncheon is next Wednesday, March 18th, at 11:30 am at Fortunata Winery.
- The Iron Man Triathlon is this weekend in Little Elm and the cycling event will be this Sunday, March 15th and racers are coming through Aubrey on major roads between 7:30 am and 11:30 am. Watch the City of Aubrey Facebook page for the routes, updates and information.
- The Aubrey Education Foundation Gala is the evening of Saturday, March 21st at the UNT Gateway Center.

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 February 10, 2026, MDD and City Council Joint Work Session.
2. Approve the January 2026 Financial Report.

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

Vice President Davis called for a motion to approve the consent agenda. Director Stoy motioned to approve Consent Agenda.

Director de Wet seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

New Business: New items requested for consideration.

3. Consider and take action on Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed $80,800.

   Executive Director gave a brief overview of the services proposal.

Vice President Davis called for a motion to approve the Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed $80,800.00. Director Osmanovic motioned to approve the Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed $80,800.00.

Director Brooks seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

4. Consider and take action authorizing the Aubrey MDD Director to enter into a special services agreement with the Aubrey Area 380 Chamber of Commerce for part-time administrative assistance.

Vice President Davis for a motion to approve a special services agreement with the Aubrey Area 380 Chamber of Commercial for part-time administrative assistance. Director de Wet motioned to approve a special services agreement with the Aubrey Area 380 Chamber of Commercial for part-time administrative assistance.

Director Brooks seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

5. Consider and take action on MDD 2025-26 FY Budget Amendment.

   Executive Director Gossett presented the budget amendments with a correction to the Special Services line item to $8,500.

Vice President Davis called for a motion to approve the MDD 2025-2026 FY Budget Amendment. Director Brooks motioned to approve the MDD 2025-2026 FY Budget Amendment with the adjustment to the Special Services line item.

Director Osmanovic seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

6. Consider and take action on By-Laws Revision for approval of MDD Grant Projects.

Executive Director Gossett presented the proposed change to the grant program approval process, which would allow the MDD Board to approve grants up to $30,000. Grants above the grant policy maximum or that have special considerations would still go to Council for final approval. The proposed change would also have to go to City Council for approval.

Vice President Davis called for a motion to approve the By-Laws Revision on the approval process on MDD Grant Projects. Director Osmanovic motioned to approve the By-Laws Revision on the approval process of MDD Grant Projects.

Director de Wet seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

Staff Report:

7. Receive overview of January and February 2026 Staff Activity Report; Discussion of same.

Executive Director Gossett gave a brief overview of staff activity highlights, project updates, and upcoming events/activities.

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.

Vice President Davis asked if there were any items to be placed on future agendas.

Requested items: By-Laws Revisions; Budget Re-Cap; GC Bid Recommendation.

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

Vice President Davis called for a motion to convene into executive session at 6:29 p.m.

Director Stoy motioned to convene into executive session at 6:29 p.m.

Director Osmanovic seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Executive Session

A. Section 551.072 – Real Property:
Downtown Development
Downtown Development Project
Property for Economic Development – Project B

B. Section 551.087 – Deliberation regarding Economic Negotiations:
Downtown Development Project

Reconvene into Open Session:

Vice President Davis called for a motion to reconvene into open session at 6:52 p.m.

Director de Wet motioned to convene into open session at 6:52 p.m.

Director Osmanovic seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Vice President Davis asked if there were any other Future Agenda items?

No requests.

-ADJOURN-

Vice President Davis called for a motion to adjourn the meeting at 6:53 p.m. Director Stoy motioned to adjourn at 6:53 p.m.

Director de Wet seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Meeting adjourned at 6:53 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this 16 day of April 2026.

Holly Drew

Holly Drew, President

ATTEST:

Erin Bogar, Secretary