

BUFFALO ECONOMIC DEVELOPMENT and TOURISM CORPORATION

Board of Director's Meeting – MINUTES

January 14, 2026

Buffalo Economic Development Corporation, Board of Director's Meeting was called to order by Board President, Russell Jonas, at 12:00 pm, at the City of Buffalo, Convention Center, located at 812 N. Buffalo Avenue, Buffalo, Texas 75831. Notice of Meeting was posted as required.

Present: Greg Kennedy, John Ingram, Russell Jonas, Susan Wilder, Dianne Ryder, Cindy Port, Royce Dawkins, Mike Anderson, Debbie Waters, Kaci Garner

Absent: None

Visitors: None

Call to Order – The meeting was opened at 12:16 pm by Board President Russell Jonas.

Open Forum – None

Minutes of the December, 2025 Meeting – Motion by Greg Kennedy, Second by John Ingram to approve the Minutes of the December, 2025 meeting. Unanimous vote.

Financial Report for December, 2025 – Motion by Greg Kennedy, second by John Ingram to approve the Financial Report for December, 2025. Unanimous vote.

Old Business –

- **Reappointment of Board Members** – Board members reappointed.
- **White Stones Suites Update** – Mike Anderson gave an update indicating five units are currently rented on a month-to-month basis. Estimated completion date is the third quarter of 2026.
- **Mainstreet Market** – Mike Anderson gave update regarding the construction and planned restaurant options.
 - i. No action taken.
- **Sign Company Update** – Mike Anderson and Kaci Garner presented sign company options. Followed by board discussion. Mega LED Technology was primarily chosen for their warranty, being a Texas based company, and Better Business Bureau rating.
 - i. Susan Wilder motioned to approve Mega LED Technology, Royce Dawkins second. Unanimous vote.

New Business –

- **2026 Downtown Revitalization** – Mike Anderson gave an update regarding downtown revitalization efforts. Several downtown properties along East Commerce Street were discussed, including current conditions, recent grant participation, and potential future improvements. The possibility of façade grants to encourage exterior improvements was discussed.
 - Additional discussion included visual improvements along Highway 79.
 - No action taken.

Executive Director's Report – None

Adjourn Motion by Ryder, second by Port to adjourn at 1:10 pm.