

**MEMPHIS TYPE B ECONOMIC DEVELOPMENT CORPORATION
BOARD MINUTES FOR PUBLIC HEARING AND REGULAR CALLED
MEETING
July 29, 2026**

Member's present were, Kindra Davis, Georgia Brauer, Janie Farnsworth, Kevin Huddleston, and Mark Montgomery, Nathan Smith and Kathy Fowler

Also, present: City Administrator Jack Owens, Cindy Woodard, Samatha Ruiz, Gabby Perkins and Robert Connell.

President Nathan Smith called the public hearing to order at 5:01 p.m. and noted a quorum present. The following items were presented:

Public hearing to consider the following project: A performance agreement and loan with Samanta Ruiz (Torres) Taqueria in the amount not to exceed \$65,000 for startup cost associated with a fully equipped food trailer and to promote new or expanded business development

Kathy Fowler asked several questions to Samantha Ruiz about how the business will be handled. Kathy asked about sales tax contributions. The city administrator explained the city receives a total earnings report not from individual business. Kathy Fowler asked about how Samantha Ruiz will supply her business. Samantha Ruiz will use local suppliers. Janie Farnsworth asked if Samantha Ruiz would take her trailer to other towns. Samatha Ruiz wants to get the hang of the business but then intends to travel. Nathan Smith asked about the cost of the trailer. Ms. Ruiz informed Mr. Smith the cost of the trailer is 45,000 dollars turnkey. The remainder of the money will be used for inventory. Mr. Smith asked about collateral of 2 lots owned by Ms. Ruiz. Ms. Ruiz was ok with using the lots as collateral. Kathy Fowler asked about her operating hours. Ms. Ruiz will be open Monday through Sunday. Ms. Ruiz wants to remain in Memphis as long as she can. Kathy Fowler explained to Ms. Ruiz she did not want to hinder her for the repayment of her loan. Nathan Smith asked about signage to draw in potential customers. Ms. Ruiz has not thought about it because most of her advertising uses social media. Kathy Fowler made the statement that if you stay open the hours you intend to stay open the word around town will travel fast. Kindra asked for the address of the location. Ms. Ruiz told her it was on 9th st. behind 287 diesel building.

Bob Connell is in favor of his neighbor however local government code due to the food trailer is mobile MEDC is not allowed to loan her money with one exception. Mr. Smith asked which local government code. Mr. Connell explained he did not know what the execution was, but it needs to be investigated by the city administrator and City Attorney. Ms. Ruiz made the statement she will stay in Memphis until her loan is paid if that is what she needs to do. Mr. Connell explained he wanted the business and discussed the possibility of removing the wheels from the trailer. There was further discussion about the trailer remaining in Hall County. Mr. Connell explained he was in favor of the loan to Torres Taqueria but wants to make sure that local government code is met and all

obstacles are out of the way for the EDC to proceed with the loan. The city administrator presented an email from the city attorney which addresses Mr. Connells concerns. Secretary Huddleston read the letter. Kathy Fowler asked the board that Ms. Ruiz use local suppliers and employ local residents. President Smith ensured that the city attorney will review the entire process to make sure the EDC is following correct protocol. Kathy Fowler did not want to make the trailer exclusive to Memphis. Kevin Huddleston explained that the trailer is needed in the community. Mr. smith asked if there were any other comments.

Discuss and consider approval of the use of sales tax proceeds to undertake and to fund a performance agreement and loan with Torres Taqueria in the amount of \$65,000 for the creation and retention of primary jobs.

President Smith asked Ms. Ruiz how her business will be formed. Mrs. Ruiz said it will be a sole proprietor. President Smith asked the city administrator if they approve the loan today do the need to have the terms and conditions. The city administrator explained the terms do not need to be finalized at this current time. Kevin Huddleston made the motion to approve the project. Second by Kindra Davis. The motion passed. With no further business the Public hearing was closed at 5:18 and the regular meeting was called to order.

Call regular meeting to Order

President Smith Called the meeting to order at 5:19 p.m.

Public Comment

Mr. Connell addressed the board regarding meetings of the Memphis type A and B board being held at the same time. He commends the board that they no longer have dual meetings. Mr. Connell asked that his comments to be included in the written minutes. His concerns are agenda items 9 and 10 list approval of bank statements and report along with the approval of monthly bills, but it does not define which bank statement is being discussed type A or B. Mr. Connell believes the type B board is legal however type A funds are being used which is illegal since there are not any current Type A board members. Mr. Connell further discussed the termination of the Type A board and the transfer of Assets. Mr. Connell stated that since 2021 that the MEDC has not written one contract with INC. included in the contract. President Smith stopped Mr. Connel and advised him his three minutes to address the board had expired.

New Business

Consider and Approve meeting minutes from the June 11th meeting and the July 8th meeting.

Kevin Huddleston made the motion to approve the minutes as presented, second by Georgia Brauer.

Consider and Discuss bank statements and financial reports for June 2026

After some discussion, Mark Montgomery made the motion to approve the bank statements and financial reports, Second by Janie Farnsworth. The motion passed

Consider and approve monthly bills for June 2026

After some discussion, Kevin Huddleston made the motion to approve the monthly bills, second by Kathy Fowler. The motion passed.

Discuss Administrative assistant position

Kathy Fowler addressed the board about her attendance at the city council meeting. Kathy discussed the by-laws with the city administrator and asked for a current copy to be sent to Council member Mark Sweatt. Mrs. Fowler further discussed the city paying for the benefits to the employee and the job description of the administrative assistant. The city administrator explained according to the by-laws that all costs of the administrative assistant shall be reimbursed by the cooperation. The board asked if the revolving loan fund can assist with paying part of the salary. Kathy asked if the assistant would report to the administrator. All employees of the city of Memphis report to the administrator. The board asked if the EDC board can hire an assistant or does it need approval from the city council. The city administrator will follow up with the city attorney regarding the question.

Adjourn

Kevin Huddleston made the motion to adjourn the meeting; second by Kathy Fowler. The meeting adjourned at 5:46 p.m.



Nathan Smith, President

Attest: 

Kevin Huddleston, Secretary