

**Fannin County Lake Economic Development Committee (FCLEDC)
Official Meeting Minutes — Meeting #4**

Date: ~~May 12, 2026~~ June 9th, 2026

Time: 5:32 PM — Called to Order

Location: Bois D'Arc Hall, 365 5th Street, Honey Grove, Texas 75446

Attendance

Present: Commissioner Doug Kopf, Drew Farris (represented by proxy David Farris), Jeff Saba (presented by proxy Adam Jochelson, Garry Mills, Jason Conn, Curtis Smith (Secretary), Di Hopkins (Vice Chairman), Hannah Cupps (Chairman)

Absent: William Myers, Stephanie Liebel, Dan Cooper

1. Call to Order and Establishment of Quorum

Hannah Cupps called the meeting to order at 5:31 PM.

A quorum was established with seven (7) committee members present.

2. Public Forum

County Judge Newt Cunningham addressed the committee regarding potential Opportunity Zone nominations and associated federal tax incentives available for qualifying developments. Judge Cunningham discussed the June 26 deadline for nominations and encouraged consideration of areas within Fannin County that may qualify for future investment opportunities.

No additional public comments were received.

3. Approval of Minutes from May 12, 2026 Regular Meeting

Hannah Cupps presented the May 12, 2026 regular meeting minutes for consideration.

Motion: Commissioner Doug Kopf

Second: Di Hopkins

Motion carried unanimously by all members present.

4. Discussion, Consideration, and Possible Action Regarding Future Land Use Map for Bois d'Arc Lake

Hannah Cupps provided an update regarding the Future Land Use Map amendment process for the Bois d'Arc Lake Zoning Area.

The committee reviewed:

- Parcels identified along the US Highway 82 corridor.
- Proposed future commercial designations within the Bois d'Arc Lake buffer zone.
- Approval by the Bois d'Arc Lake Zoning Commission.
- Approval by Commissioners Court on June 9, 2026.
- Updated Future Land Use Map exhibits and planning rationale.

Discussion included:

- The purpose of future land use designations.
- Commercial corridor planning along US Highway 82.
- Public notification efforts.
- Current and future zoning considerations.
- Potential development activity near public access points and lake corridors.

No action was required or taken.

5. Discussion Only: Bois d'Arc Lake Park Project

Hannah Cupps presented a preliminary overview of a proposed public park project near the North FM 1396 Boat Ramp on Bois d'Arc Lake.

Topics discussed included:

- Proposed park location and site boundaries.
- Coordination efforts with the North Texas Municipal Water District (NTMWD).
- Potential public amenities including:
 - Walking and nature trails
 - Fishing pier
 - Swimming beach
 - Playground facilities
 - Volleyball and pickleball courts
 - Kayak and paddleboard launch
 - Pavilion and gathering areas

- Educational signage and nature interpretation
 - Tent camping and potential future RV accommodations
- Floodplain limitations and permitting considerations.
- Volunteer engineering and construction management support.
- Preliminary grant opportunities through Texas Parks and Wildlife and other funding sources.
- Formation of a nonprofit organization to support fundraising and grant administration.
- Long-term maintenance and operational considerations.
- Public and committee feedback regarding amenities, tourism opportunities, bird watching, educational opportunities, and community use.

No action was required or taken.

6. Discussion Only: New Economic Development Topics in the County Lake Regions

Hannah Cupps provided updates regarding economic development activities within the county lake regions.

Topics included:

- Recent presentation to the Bonham Rotary Club on June 3rd, 2026.
- Hidden Oaks development and upcoming lot release scheduled for June 20, 2026.
- FCLEDC committee member resignation (Stephanie Liebel) and resulting vacancy.
- Committee options regarding filling or holding the vacant position until the next election cycle.
- Ladonia runoff election information.
- County Judge election update.

No action was required or taken.

7. Discussion and Possible Action to Set the Next Regular FCLEDC Meeting

Discussion was held regarding the next regular FCLEDC meeting date.

The proposed meeting date is:

July 14, 2026 at 5:30 PM

Derrell Hall Education Center / Texas A&M AgriLife Building
2505 N. Center Street, Bonham, TX 75418

Motion: Adam Jochelson

Second: Di Hopkins

Motion carried unanimously by all members present.

8. Adjourn

Motion: Di Hopkins

Second: Commissioner Doug Kopf

Motion carried unanimously by all members present.

Meeting adjourned at approximately 6:39 PM.

Motions & Votes Summary Table

Agenda Item Motion Motion By Second By Result

Item	Motion By	Second By	Result
#3 Approve May 12, 2026 Minutes	Commissioner Doug Kopf	Di Hopkins	Approved
#7 Set Next Meeting (July 14, 2026)	Adam Jochelson	Di Hopkins	Approved
#8 Adjournment	Di Hopkins	Commissioner Doug Kopf	Approved

<https://youtu.be/ufNwWxWGz6Q?si=bCebXWmgfuldiFGD>



FCLEDC Secretary

7/14/2026

Date



FCLEDC Chairman

7/20/2026

Date