

Fannin County Lake Economic Development Committee Members – (FCLEDC)

(Committee Members Overview)

The proposed members of the Fannin County Lake Economic Development Committee bring an exceptional blend of regulatory expertise, legal and financial oversight, infrastructure knowledge, business ownership, development experience, and community representation. Collectively, they reflect every major stakeholder group shaping the future of Fannin County's lake regions. The committee includes county department heads, economic development leaders, North Texas Municipal Water District (NTMWD), experienced developers, title and real estate professionals, commercial and agricultural business owners, recreational and tourism specialists, and long-time landowners directly impacted by lake-related growth. Their backgrounds span subdivision regulation, county law, economic planning, infrastructure finance, real estate development, multi-county business operations, hospitality, downtown revitalization, agriculture, and outdoor recreation—ensuring a comprehensive, multidisciplinary approach to lake-driven development.

Together, these members offer deep institutional knowledge of Fannin County's regulatory processes, firsthand experience with Bois d'Arc Lake's emerging market, and an understanding of the long-term economic, recreational, and environmental opportunities tied to both Bois d'Arc Lake and Lake Ralph Hall. They represent the perspectives of residents, landowners, business leaders, lake users, developers, and public agencies—allowing for balanced, informed recommendations to the Bois d'Arc Lake Zoning Commission (BDALZC), Lake Ralph Hall Zoning Commission (LRHZC), Subdivision Committee, and Commissioners Court. This committee is uniquely positioned to help Fannin County shape sustainable, strategic, and community-centered growth in its rapidly evolving lake regions.

1. Di Hopkins – Director of Development Services, Fannin County

Di Hopkins serves as Fannin County’s Director of Development Services, where she oversees county development processes and regulatory coordination. As a seated member of the Fannin County Subdivision Committee, she brings extensive knowledge of county regulations, permitting requirements, and interdepartmental collaboration. A landowner and long-standing community stakeholder, Di offers critical insight into the regulatory frameworks shaping responsible growth and development around Fannin County’s lake regions.

2. William Myers – Executive Director, Bonham Economic Development Corporation (BEDCO) | Certified Economic Developer (CEcD)

William Myers serves as the Executive Director of the Bonham Economic Development Corporation and is a Certified Economic Developer (CEcD) through the International Economic Development Council. He holds a Bachelor of Business Administration in Finance and Real Estate from Texas Tech University’s Rawls College of Business. William brings extensive experience in economic development strategy, project evaluation, and community growth initiatives, with a strong focus on infrastructure planning and long-term sustainability. His work positions Bonham and Fannin County to leverage lake-driven development, regional market trends, and public-private partnerships to support responsible growth around Bois d’Arc Lake and future Lake Ralph Hall.

3. Curtis Smith – Commissioner, Bonham Planning & Development Commission | Board Member, Fannin County Appraisal District

Curtis Smith serves as a Commissioner on the Bonham Planning & Development Commission and as a Board Member of the Fannin County Appraisal District, bringing a well-rounded perspective on land use, valuation, and long-term community planning. With extensive knowledge of development processes and regulatory considerations, Curtis offers valuable insight into how zoning, planning decisions, and appraisal practices intersect as growth accelerates across Fannin County, particularly in lake-influenced areas.

Through his dual roles, Curtis contributes a practical understanding of development feasibility, infrastructure impacts, and fair valuation standards. His experience supports thoughtful, data-informed recommendations that help align economic development goals with responsible planning and sustainable growth for Bonham and the broader county supporting our lake regions.

4. Drew Farris – Fannin County Resident & Business Owner | Finance Manager, NTMWD

Drew Farris is a 5th generation resident of northern Fannin County in Ivanhoe, an active school board member of Sam Rayburn ISD with business and family ties within Fannin County. Drew brings a practical, community-based perspective on how development impacts local businesses, residents, and long-term infrastructure needs. His combined understanding of finance, water infrastructure, and economics strengthens the committee's ability to evaluate sustainable growth and informed planning in Fannin County.

Drew serves professionally as Finance Manager for the North Texas Municipal Water District (NTMWD), where he manages strategic budgeting, investment portfolio management, banking, and long-term debt planning. His professional background of approximately 18 years in public sector experience includes valuable financial and infrastructure insight relevant to large-scale public projects.

5. Dan Cooper – Developer, Cypress Point at Bois d’Arc Lake; Owner, Cooper Land Company

Dan Cooper is a North Texas developer and owner of Cooper Land Company, bringing more than 23 years of hands-on experience in land development, real estate investment strategy, eminent domain and community planning. A graduate of The University of Texas at Dallas with a Bachelor of Science in Business Management and Marketing, Dan has built a career at the intersection of land acquisition, market analysis, and large-scale residential development. Dan has spent over two decades in the title and real estate industries working with lenders, attorneys and real estate professionals across the entire country. His background spans REO disposition, escrow management, and business development roles giving him deep insight into title records, land transactions, and the regulatory landscape affecting development.

As the developer behind Cypress Point at Bois d’Arc Lake, Dan brings a unique, project-driven perspective on what attracts builders and residents to emerging lake communities. His expertise in market feasibility, development planning, and strategic land use allows him to offer valuable insight into how Fannin County can shape high-quality growth around Bois d’Arc Lake in a sustainable, benefit-driven way for current and future Fannin County residents.

6. Jeff Saba – Owner, Bois d’Arc Hall & Clear Cut Choice | Founding Member, HGRR-CO

Jeff Saba is an established business owner and community advocate whose work spans property services, event operations, and redevelopment initiatives. He owns Clear Cut Choice, a full-service company providing maintenance, repair, remodeling, and

construction services for residential, multi-family, and commercial clients, and Bois d'Arc Hall, a community-focused event venue. Jeff is also a founding member of the Honey Grove Redevelopment and Revitalization Company (HGRR-CO), which has purchased the historic downtown Honey Grove Marcom Building with the intent to revitalize it and restore it to its former prominence.

Through his business ownership and redevelopment efforts, Jeff brings valuable insight into what attracts developers and investors to Fannin County and how thoughtful reinvestment can support sustainable, lake-driven growth while strengthening local communities.

7. Stephanie Liebel – Owner, Blessings and Butterflies Stylehouse | Bois d'Arc Lake Property Owner

Stephanie Liebel is a graduate of Texas A&M University–Commerce and the owner of Blessings and Butterflies Stylehouse, located on the historic Downtown Bonham Square. As a long-standing small business owner, she brings firsthand experience in downtown revitalization, customer engagement, and strategies that drive foot traffic and community activity. Stephanie maintains close ties with the Bonham Chamber of Commerce and has a strong understanding of the needs of local businesses, families, and visitors.

In addition to her downtown business presence, Stephanie was a property owner in The Shores at The Peninsula on Bois d'Arc Lake and a homeowner directly off US-82. This dual perspective as both a community entrepreneur and lake-area resident allows her to provide valuable insight into what motivates Bonham residents to invest in lake communities and which amenities and development patterns can support sustainable, long-term growth around the lake.

8. Jason Conn – North Texas Fishing Guide | North Texas Fisheries Advocate

Jason Conn is one of North Texas's most recognizable fishing guides, leading clients across major regional lakes and helping establish Bois d'Arc Lake as a premier trophy bass fishery. Featured in national fishing publications for record-class catches, Jason brings firsthand knowledge of the lake's ecology, recreational appeal, and economic impact. He maintains strong working relationships with TPWD biologists, game wardens, and NTMWD staff, providing valuable insight into fishery development, lake management, and outdoor recreation trends.

Jason's connection to Fannin County runs deep—his family has been rooted in the area since the 1930s, with ties to Bonham, Honey Grove, Ivanhoe, and Telephone, including farmland that was later acquired during the creation of Bois d'Arc Lake. This multi-generational perspective, combined with his professional experience and corporate and tournament relationships, allows Jason to offer a unique voice on how recreation-driven

growth, access, and amenities can be developed in a way that respects the county's history while supporting its future.

9. Garry Mills – Local Realtor, Agricultural Advocate & Community Leader

Garry Mills is a respected Realtor with Bonham Land and Ranches and a lifelong steward of Mills Family Farm on CR 2900 in Dodd City. With experience serving on the Dodd City School Board, Garry brings a practical understanding of how new development impacts families, infrastructure, and long-term community planning. His perspective bridges two critical priorities for Fannin County—supporting smart, sustainable lake-driven growth while preserving the integrity of productive farmland. As a long-time resident and agricultural landowner, Garry offers valuable insight into balancing growth with the needs of existing rural communities as the region continues to evolve.

10. Hannah Cupps – Realtor, Marketing Executive & Lake Area Specialist

Hannah Cupps is a Realtor with C4 Home and Land Team and the President and CEO of HRC Marketing Firm, where she leads strategic marketing initiatives for businesses across North Texas. Her professional experience spans multiple industries, including real estate, lake-oriented businesses, information technology, healthcare staffing, education solutions, and revenue cycle services—giving her a strong understanding of what drives businesses to invest, grow, and succeed in emerging markets.

Hannah holds an MBA in General Business from Texas A&M University–Corpus Christi and a BBA in General Business with a minor in Marketing from Tarleton State University. A resident of Lake Bonham, she is deeply engaged in the future of Fannin County's lake regions and brings a blend of data-driven strategy and hands-on community insight. She is passionate about shaping responsible development, expanding public lake access, and helping local businesses align with the economic opportunities created by Bois d'Arc Lake, Lake Ralph Hall, and surrounding communities. Her strong relationships with county leadership, lake residents, and business owners position her as a strategic connector for sustainable, lake-focused economic growth.