

**SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, FEBRUARY 26, 2026**

MINUTES

Call to Order

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

Roll Call

The following directors were present:

Vice President Sugene May

Secretary Nancy Koket

Director Brett Kulesza

Director Chris Gordon

Director Paul Kenney

The following directors were absent:

Treasurer Lynn Clark

Director Stuart Birdseye

Also in attendance:

John Smith, Executive Director of Economic Development

Pledge of Allegiance to the U.S. And Texas Flags

Vice President May led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Director Chris Gordon gave the invocation.

Items of Community Interest

Lake Chamber of Commerce upcoming events are Restaurant Week, April 17-26, 2026; Discover Lake Cities, July 30, 2026; Rolling into Fall – Annual Bicycle Rally, September 12, 2026 and the Guns & Hoses Pickleball Tournament in October.

Public Comment

There were no speakers for public comment.

Consent Agenda

1. October 2025 Meeting Minutes
2. October 2025 Financials
3. November 2025 Financials
4. December 2025 Financials

Hickory Creek Economic Development Corporation
February 26, 2026
Page 2

5. January 2026 Financials
6. Monthly Performance Data

Motion made by Director Kenney to approve consent agenda items 1-6, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

Regular Agenda

7. Consideration and action on Lease Agreement with Eric D. Ruth concerning 0.503 acre tract of land consisting of a Part of Lot 5, Block A of the IHOP Addition.

John Smith, Executive Director, and Eric Ruth provided an overview of the lease agreement and the vision for the food truck park and answered questions from the board.

Motion made by Director Gordon to approve a lease agreement with Eric Ruth concerning 0.503 acre tract of land consisting of a Part of Lot 5, Block A of the IHOP Addition and direct the Executive Director to take actions as discussed, Seconded by Director Kulesza.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

8. Consideration and action on Performance Agreement by and between POUM 32 Food Inc. and Hickory Creek Economic Development Corporation.

John Smith, Executive Director, provided an overview of the performance agreement.

Motion made by Director Gordon to execute a performance agreement by and between POUM 32 Food Inc. and Hickory Creek Economic Development Corporation in an amount not to exceed \$20,000.00, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

9. Consideration and action on Exclusive Listing Agreement with Expansion Realty Partners.

Motion made by Director Gordon to approve an exclusive listing agreement with Expansion Realty Partners, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

10. Consider and act on election of officers for 2026.

Motion made by Director Kenney to elect Sugene May, President, Brett Kulesza, Vice President, Nancy Koket, Secretary and Lynn Clark, Treasurer. Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

Hickory Creek Economic Development Corporation

February 26, 2026

Page 3

Adjournment

Motion made by Director Kenney to adjourn the meeting, Seconded by Director Gordon.
Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

The meeting did then stand adjourned at 7:20 p.m.

APPROVED:

ATTEST:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

Nancy Koket, Secretary
Hickory Creek Economic Development Corporation