

**REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, JANUARY 18, 2024**

MINUTES

Call to Order

President Enriquez called the meeting to order at 6:00 p.m.

Roll Call

The following directors were present:

Secretary Nancy Koket

President Bruce Enriquez

Director Chris Gordon

Treasurer Lynn Clark

Vice President Sugene May

The following directors were absent:

Director Christina Pierson

Director Paul Kenney

Also in attendance:

John Smith, Executive Director of Economic Development

Kristina Smith, Administrative Assistant

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

President Enriquez led the Pledge of Allegiance to the U.S And Texas Flags.

Invocation

Vice President May led the invocation.

Items of Community Interest

There were no items of community interest.

Public Comment

Ron Furtick, 1500 Turbeville, stated he is completely bewildered and somewhat relieved as his life's goal was to build Hickory Creek's downtown district to bring economic development to town. He envisioned a world class facility with a large central park located between Hickory Creek Boulevard, which runs to the front of town hall. Two years ago, the entire Town Council voted that the creation of Hickory Creek Boulevard was the most important road in the Town. Today the EDC is deciding to create a playground, instead of a downtown on the same piece of property. Mr. Furtick does not believe to rest and relax. Mr. Furtick believes the economic development is lagging. A retail strip has failed and turned into a school. A theater center has

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failed and turned into a church. The remaining commercial properties in town are now largely headed toward multi-family use. The wedding venue to the west of Turbeville will provide some sales tax revenue but is far too isolated to become a major economic engine. That leaves Weitzman or me to provide your economic engine. Weitzman is going multi-family, so no luck. If the town is interested in creating economic development as a sustainable future, then partner with us. The combination of Mr. Furtick's and the EDC property would be a 30-acre parcel. Hickory Creek Boulevard down the middle, and a major urban park in the middle. Mr. Furtick had a great plan that was never implemented. Without the road infrastructure and mixed-use zoning, the piece was just impossible to do anything with. He has been attempting to create economic development for this town for the last 30 years. Mr. Furtick has invested millions of his own dollars and has had a desire to help create the town's future. To start building, we need first to be partnering in the process. Forward motion can't take place without getting all the ducks in a row, but the choice is stark. A walkable urban downtown or playground. If the EDC decides on a playground, then twenty years of planning and hundreds of thousands of dollars in investment become garbage. If the EDC does decide that we need a playground more than we need a downtown, then that takes pressure off Mr. Furtick to develop commercially. Then perhaps that is the easiest alternative. He could even learn to play pickleball.

Consent Agenda

1. October 2023 Meeting Minutes
2. October 2023 Financials
3. November 2023 Financials
4. December 2023 Financials

Motion made by Treasurer Clark to approve consent agenda items 1-4, Seconded by Vice President May.

Voting Yea: Secretary Koket, President Enriquez, Director Gordon, Treasurer Clark, Vice President May. Motion passed unanimously.

Regular Agenda

5. Monthly Performance Data

Monthly Performance Data discussed.

6. Consider and act on election of officers for 2024.

Current officers are Bruce Enriquez, President, Sugene May, Vice President, Nancy Koket, Secretary, and Lynn Clark, Treasurer.

Motion made by Vice President May for current officers to retain their positions for 2024, Seconded by Director Gordon.

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Voting Yea: Secretary Koket, President Enriquez, Director Gordon, Treasurer Clark, Vice President May. Motion passed unanimously.

7. Consider and act on designating the prior year unspent marketing funds in the amount of \$15,995.32.

Motion made by Treasurer Clark to approve designating the prior year unspent marketing funds in the amount of \$15,995.32, Seconded by Secretary Koket.

Voting Yea: Secretary Koket, President Enriquez, Director Gordon, Treasurer Clark, Vice President May. Motion passed unanimously.

Executive Session

The Economic Development Corporation convened into executive session at 6:10 p.m. pursuant to Texas Government Code Section 551 of the Texas Government Code in accordance with the authority contained in:

8. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.
9. Section 551.087 to deliberate commercial or financial information the EDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect. - Project V

Reconvene into Open Session

The Economic Development Corporation reconvened into open session at 7:14 p.m.

10. Discussion and possible action regarding matters discussed in executive session.

Motion made by Secretary Koket for the Executive Director of Economic Development to move forward as directed in executive session, Seconded by Director Gordon.

Voting Yea: Secretary Koket, President Enriquez, Director Gordon, Treasurer Clark, Vice President May. Motion passed unanimously.

Adjournment

Motion made by Treasurer Clark to adjourn the meeting, Seconded by Vice President May.

Voting Yea: Secretary Koket, President Enriquez, Director Gordon, Treasurer Clark, Vice President May. Motion passed unanimously.

The meeting did then stand adjourned at 7:15 p.m.

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APPROVED:

Bruce Enriquez, President
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ATTEST:

Nancy Koket, Secretary
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