

**SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, AUGUST 28, 2025**

MINUTES

Call to Order

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

Roll Call

The following directors were present:

Vice President Sugene May

Treasurer Lynn Clark

Director Brett Kulesza

Director Chris Gordon

Director Stuart Birdseye

Director Paul Kenney

The following directors were absent:

Secretary Nancy Koket

Also in attendance:

John Smith, Executive Director of Economic Development

Kristi Rogers, Town Secretary

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 Gordon gave the invocation.

Items of Community Interest

The "9/11 Walk of Remembrance" will be held on September 7, 2025 at 6:30 p.m.

The Arts and Culture Board will host Hickory Creek's First Stage Event on October 18, 2025 from 6:00 p.m. to 8:00 p.m. to celebrate the grand opening of the amphitheater.

Public Comment

There were no speakers for public comment.

Consent Agenda

1. June 2025 Meeting Minutes
2. June 2025 Financials

Hickory Creek Economic Development Corporation

August 28, 2025

Page 2

3. July 2025 Financials
4. Monthly Performance Data

Motion made by Treasurer Clark to approve consent agenda items 1-4 as presented, Seconded by Director Kenney.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

Regular Agenda

5. Conduct a public hearing and consider and act on resolution authorizing the executive director of the Hickory Creek Economic Development Corporation to execute any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition.

Vice President May called the public hearing to order at 6:07 p.m. With no one wishing to speak, Vice President May closed the public hearing at 6:07 p.m.

Motion made by Treasurer Clark to approve a resolution authorizing the Executive Director of the Hickory Creek Economic Development Corporation to execute any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition, Seconded by Director Birdseye.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

6. Conduct a public hearing and consider and act on the following project: a performance agreement with Town of Hickory Creek to convey approximately 5.033-acres of land (Property ID's No. 173653, 288424, 308381, and 308394) and provide financial assistance in the amount of \$2,000,000.00, to be used for outdoor recreational facilities. Motion passed unanimously.

Voting Yea: Vice President May called the public hearing to order at 6:16 p.m. With no one wishing to speak, Vice President May closed the public hearing at 6:16 p.m.

Motion made by Director Gordon to approve a performance agreement with Town of Hickory Creek to convey approximately 5.033-acres of land and provide financial assistance in the amount of \$2,000,000.00, to be used for outdoor recreational facilities, Seconded by Director Kenney.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

Executive Session

The Economic Development Corporation convened into executive session at 6:19 p.m. pursuant to Texas Government Code Chapter 551 of the Texas Government Code in accordance with the authority contained in:

Hickory Creek Economic Development Corporation

August 28, 2025

Page 3

7. Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect. Project G.

Reconvene into Open Session

The Economic Development Corporation reconvened into open session at 6:52 p.m.

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

Motion made by Director Gordon to direct the Economic Development Corporation Director to take action as discussed in executive session, Seconded by Director Kulesza. Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

Adjournment

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

The meeting did then stand adjourned at 6:53 p.m.

APPROVED:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

ATTEST:

Lynn Clark, Treasurer
Hickory Creek Economic Development Corporation