



**CITY OF HUTCHINS
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION
AGENDA**

**Thursday, October 02, 2025 at 6:30 PM
Hutchins City Hall - 321 Main Street**

Board Members

Raymond Elmore, President
Norma Harlin
Artis Johnson
Aurora Madrigal
Steve Nichols, Vice President
Demarcus Odom
Mario Vasquez
Guy Brown, Executive Director

NOTICE OF POSSIBLE CITY COUNCIL QUORUM

A QUORUM OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT AT THIS MEETING. HOWEVER, NO OFFICIAL CITY COUNCIL ACTION WILL BE CONSIDERED DURING THIS MEETING.

Pursuant to Section 551 of the Texas Government Code, notice is hereby given that the Board of Directors of the City of Hutchins will meet October 2, 2025 at 6:30 p.m. to conduct a Regular Meeting at Hutchins City Hall located at 321 Main Street, Hutchins, Texas 75141, at which time the following items will be discussed and considered.

As authorized by Section 551.071 of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.

A. CALL MEETING TO ORDER

1. Roll Call
2. Invocation

B. CITIZEN COMMENTS *The Citizen Comments Portion of the Agenda is an opportunity for the public to address the Board on any subject. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time. Issues raised may be referred to HEDC Staff for research and possible future action.*

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on July 10, 2025.

D. PUBLIC HEARINGS

None

E. REGULAR AGENDA

- [2.](#) Consideration and action regarding recommendation of Economic Development Grant to City Council for SUP&AHK LLC related to property located at 801 West Palestine, Suite 104 in Hutchins.

Presented by: Guy Brown, Executive Director

- [3.](#) Consideration and action regarding HEDC Local Business Event. Presented by: Guy Brown, Executive Director

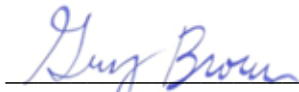
F. EXECUTIVE SESSION

None

- G. RECONVENE INTO REGULAR SESSION** and take any action necessary as a result of Executive Session.

H. ADJOURNMENT

Certification: I certify that a copy of the October 2, 2025 agenda of items to be considered by the Hutchins Economic Development Corporation was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, September 26, 2025, before 5:00 p.m.



Guy Brown
Executive Director

ACCESSIBILITY STATEMENT

A request for special services must be received at least 24 hours in advance of scheduled meeting. For assistance, please call the HEDC office at 972-225-4449 or email the Executive Director at gbrown@cityofhutchins.org.



Hutchins EDC
Guy Brown
gbrown@cityofhutchins.org
Phone: 972/225-4449
Fax: 972/225-5559

**MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, JULY 10, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141**

The Hutchins Economic Development Corporation Board of Directors met on July 10, 2025, at 6:30 p.m. to conduct a regular meeting at the Hutchins City Hall located at 321 Main Street, Hutchins, Texas, 75141 at which time the following items were discussed and considered:

ATTENDANCE:

BOARD MEMBERS

- Raymond Elmore, President
- Norma Harlin
- Artis Johnson
- Aurora Madrigal
- Steve Nichols, Vice President
- Demarcus Odom
- Mario Vasquez
- Guy Brown, Executive Director

A. Call Meeting to Order

The meeting was called to order at 6:31 p.m. The meeting was held at the Hutchins Economic Development Corporation office located at 103 Palestine, Hutchins, Texas, 75141.

Roll Call

A quorum of the Board of Directors was established. Mr. Odom was absent.

Invocation

Invocation was given by Mr. Nichols.

B. Citizen Comments.

There were no comments from citizens.

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on June 26, 2025.

Mr. Nichols made a motion to approve the minutes of June 26, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

D. PUBLIC HEARINGS
NONE.

E. REGULAR AGENDA

2. Consideration and action regarding recommendation of Economic Development Grant to City Council for Milano's Pizza related to property located at 101 South Interstate 45, Suite 12 in Hutchins.

The Board reviewed the Application from Milano's Pizza. Eyad Elayan (owner) represented the project and answered Questions. The Board discussed various aspects of the project including questions related grease trap and ventilation system.

Mr. Nichols made a motion to recommend a \$15,000 grant to the City Council regarding the project. The motion was seconded by Ms. Madrigal and passed unanimously.

3. Consideration and action regarding recommendation of Economic Development Grant to City Council for VALDI LLC related to property located at 400 Lancaster Hutchins Road in Hutchins.

The Board reviewed the Application from VALDI LLC. Dominic Didehbani represented the project and answered Questions. The Board discussed various aspects of the project including questions related to engineering and property drainage features.

No action was taken on this item.

F. Executive Session:

NONE.

G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session:

NONE.

H. Adjournment.

No further business was conducted; Mr. Nichols made a motion to adjourn the meeting. Mr. Vasquez seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:31 p.m.

Approved:

Raymond Elmore, President



STAFF REPORT

MEETING DATE: October 2, 2025

MEETING TYPE: Hutchins EDC Board of Directors

SUBMITTED BY: Guy Brown

AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council for SUP&AHK LLC related to property located at 801 West Palestine, Suite 104 in Hutchins.

Presented by: Guy Brown, Executive Director

Background Information

The HEDC received a request for assistance from Unbelieva Bowl Restaurant related to property located at 801 West Palestine Suite 104 in Hutchins. The property owners (SUP&AHK LLC) intend to install a grease trap, vent hood and fire suppression at the location.

Budget Implications

The cost of the grant would be derived from the Small Business Development Program line item of the HEDC Budget.

Operational Impact

If approved by the HEDC Board of Directors, the item would go to the City Council for final approval.

Legal Review

The City Attorney will draft an agreement related to the project.

Staff Recommendation

Staff recommends that the HEDC meet with representatives from SUP&AHK LLC and determine the amount of assistance to be applied to the project, if any.

Supporting Documentation and Attachments

Application from SUP&AHK LLC
Estimates of work to be performed at 801 West Palestine Street, Suite 104 in Hutchins.

□

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

A. Applicant Name: *OH S KWON*
B. Business Name: *Core One Design Group*
C. Street Address: *801 W. Palestine St. #104*
D. Mailing Address: *1301 N. Denton Dr. #200, Carrollton TX 75006*
E. Work Phone:
F. Cell Phone: *469-831-8282*
G. Email: *samkwon53@gmail.com*

II. Property Owner Information (if different from Applicant)

A. Owner Name: *Byunggun Ahn*
B. Business Name: *SUPRAHK LLC*
C. Street Address:
D. Mailing Address: *801 W. Palestine St #104*
E. Work Phone:
F. Cell Phone: *469-831-8282*
G. Email:

III. Property and Project Description

A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program:

B. Is the building currently occupied by a business?

Yes No

If yes, please list the business name(s) and Certificate of Occupancy numbers below.

C. Is this a residential building that is being converted for commercial use?

Yes No

Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.

D. Have building plans been submitted to the city for the project?

Yes No

Please note: building plans are required for some improvements but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.

Permit # 250422

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes No

If yes, please list the property address(es) and year(s) the grant was awarded below.

F. Are there any current code enforcement actions, tax liens, or judgment liens against the property?

Yes No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only): \$ *270,000.00*
Attached Invoice Contract

(Please describe the improvements that will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. You may submit on a separate sheet of paper.)

I. What is the anticipated start and end date for the project? (Month/Year)

Start Date: 9/01/25

End Date: 12/25/25

Application Checklist

I, the applicant, verify that I have completed the following items to be considered for the City of Hutchins Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Hutchins Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for matching grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Hutchins City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature: 

Date:

8/24/2025

Property Owner Signature:

Date:

(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

Application

Complete

Incomplete

Missing Items:

Core one Design Group

1301 N. Denton Dr suite#200 Carrollton, TX 75006
E-mail : samk.c1dg@gmail.com
Aug-10/2025



Project Name / Unbelieva Bowl remodel

Site : 801 W. Palestine st Suite#104, Hutchins Texas 75141

INVOICE #- 250820

Total Amount \$270,000.00

Job description

1. Installation to GB250 Grease trap and 4- Floor drain, gas line,water heater for plumbing \$46,000.00 (Included \$16,000 Grease trap)
2. Demolition and move out for existing walls and installation, 1-rest room new walls for plans. \$14,500.00



EAST ELEVATION ILLUMINATED CHANNEL LETTERS
801 W. PALESTINE ST. #104 HUTCHINS, TX 75141

ALL APPLICABLE ELECTRICAL COMPONENTS TO BE AS LISTED AND APPROVED BY NATIONAL ELEC

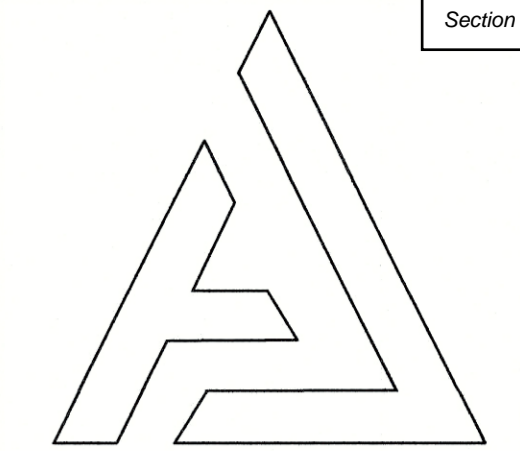
WEST ELEVATION ILLUMINATED CHANNEL LETTERS
801 W. PALESTINE ST. #104 HUTCHINS, TX 75141

DATE TO BE AS LISTED AND APPROVED BY NATIONAL ELECTRIC CODES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL ORDINANCES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE SIGNMENT SHALL MATCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 605.4(A)(2), OF THE NATIONAL ELECTRICAL CODE.

SOUTH ELEVATION ILLUMINATED CHANNEL LETTERS
801 W. PALESTINE ST. #104 HUTCHINS, TX 75141



ENGINEERING SERVICES

AJ
ENGINEERING SERVICES LLC

FIRM# F-19793
OFFICE@AJENGINEERINGS.COM
WWW.AJENGINEERINGS.COM
PHONE: (469) 432-6093
8500 N STEMMONS FWY, SUITE 4006,
DALLAS TX 75247

COPYRIGHT 2025
AJ ENGINEERING SERVICES LLC

DRAWINGS ISSUED FOR:
REVIEW: 08/16/2025
PERMIT: 08/16/2025
PRICING:
CONSTRUCTION:
DRAWING BY: AJ
CHECKED BY: AJ

REVISIONS:

PROJECT:
COOLER FOUNDATION ADDITION

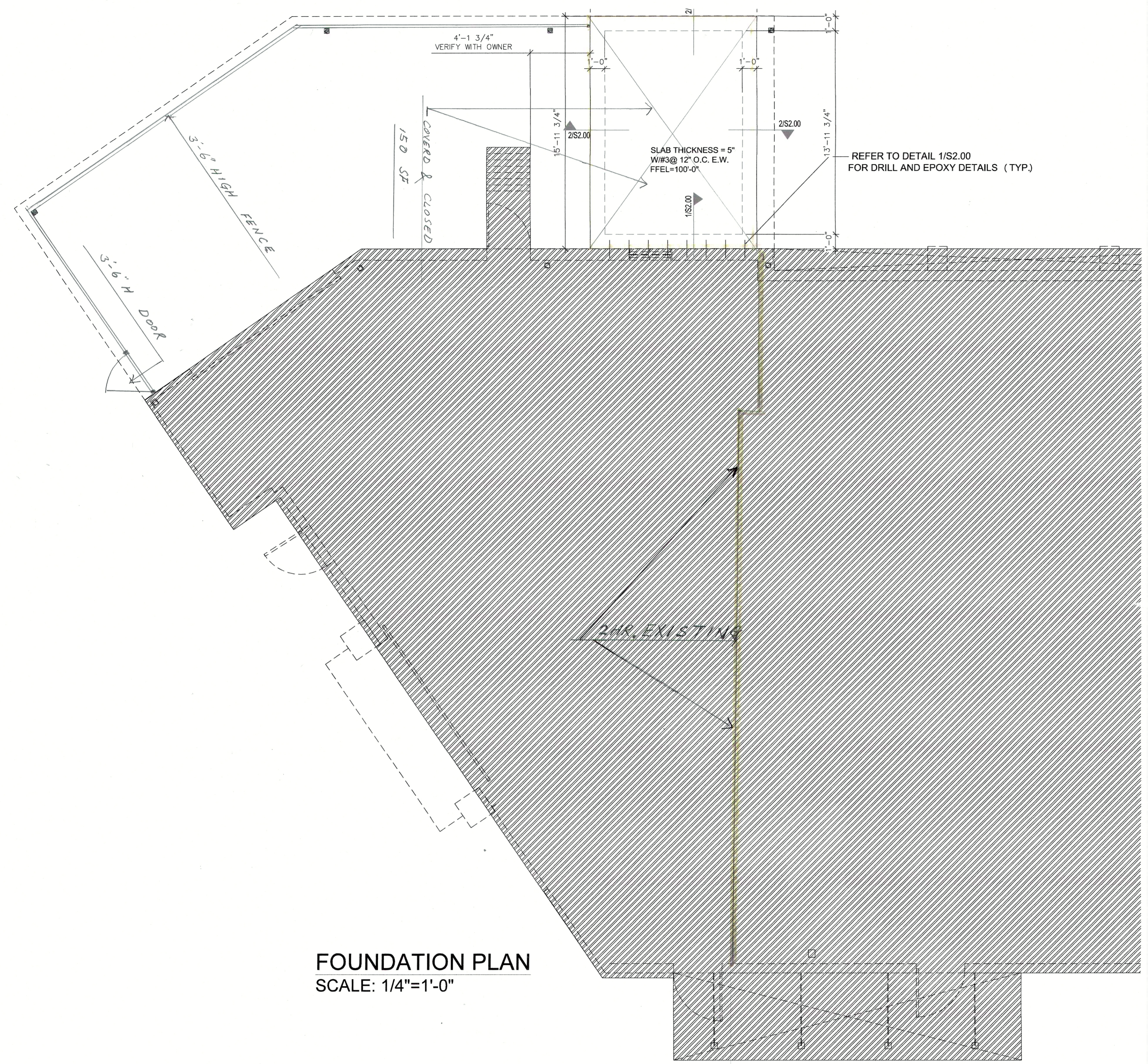
LOCATION:
**801 W PALESTINE ST,
HUTCHINS, TX 75141
UNIT 107**

SHEET TITLE:
PROPOSED FOUNDATION PLAN

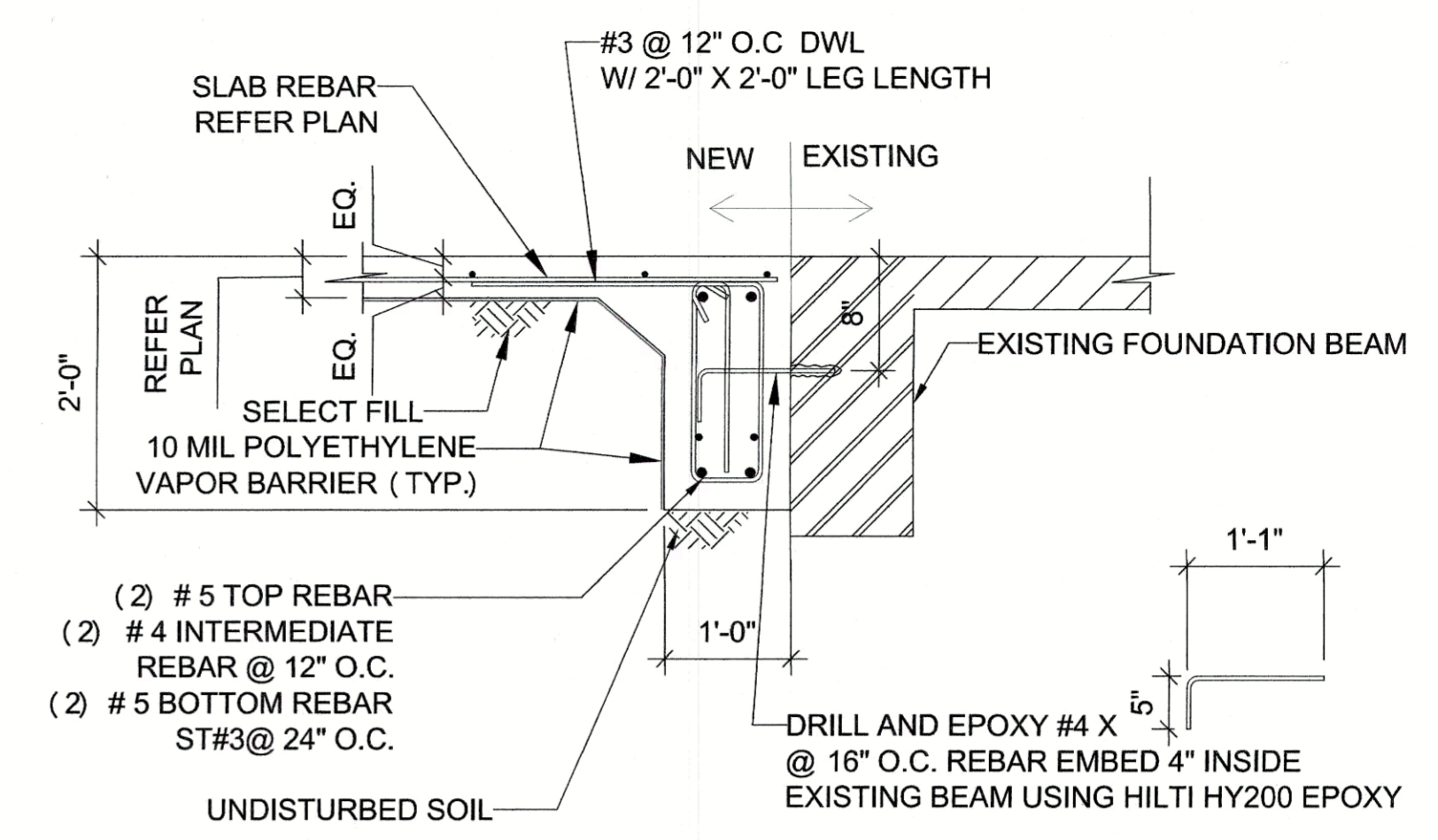
SHEET# S2.01

SHEET 3 OF 3
SCALE: AS NOTED
PRINT ON 24"x36" SHEET

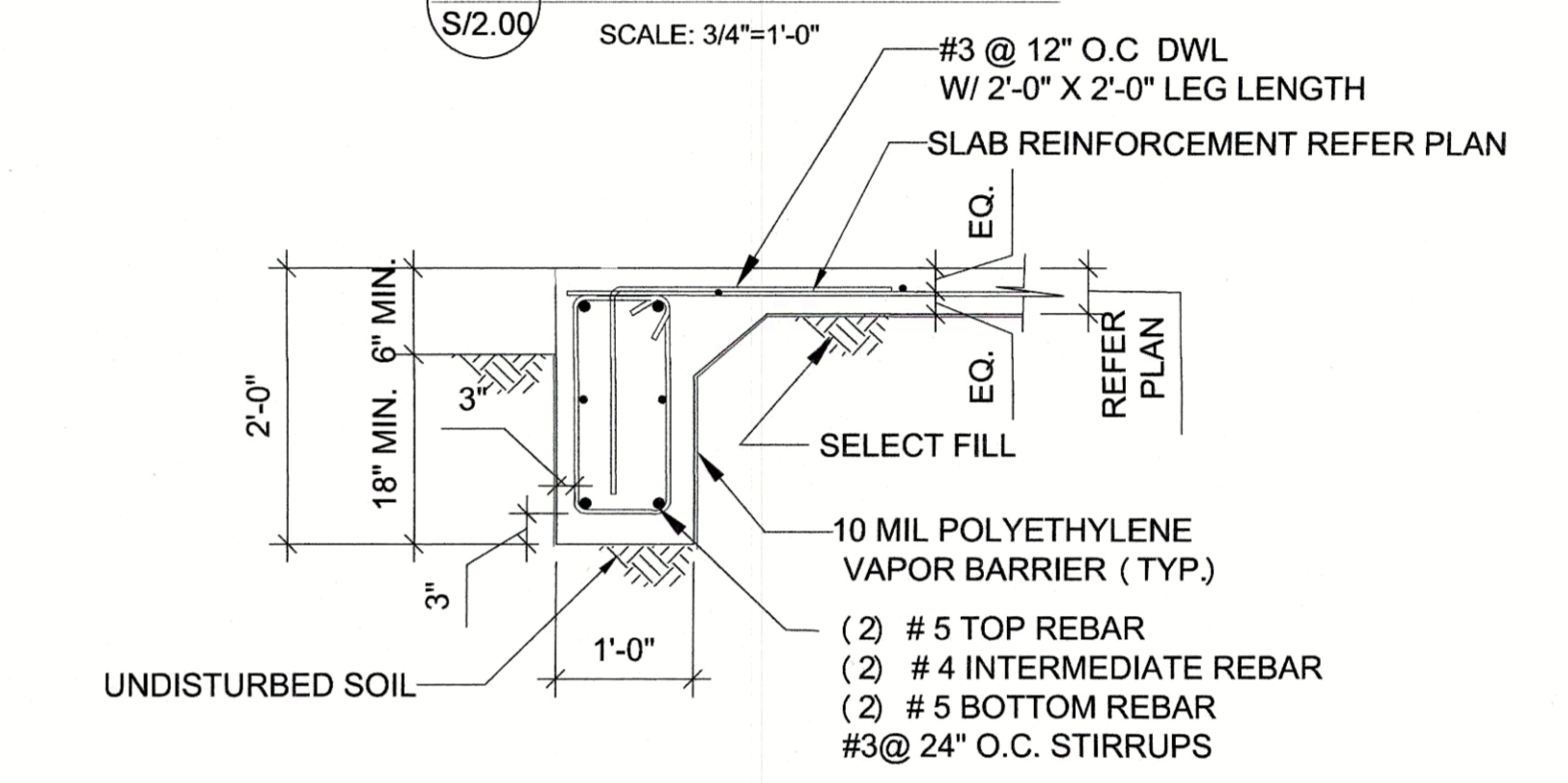
PROJECT # AJ22136



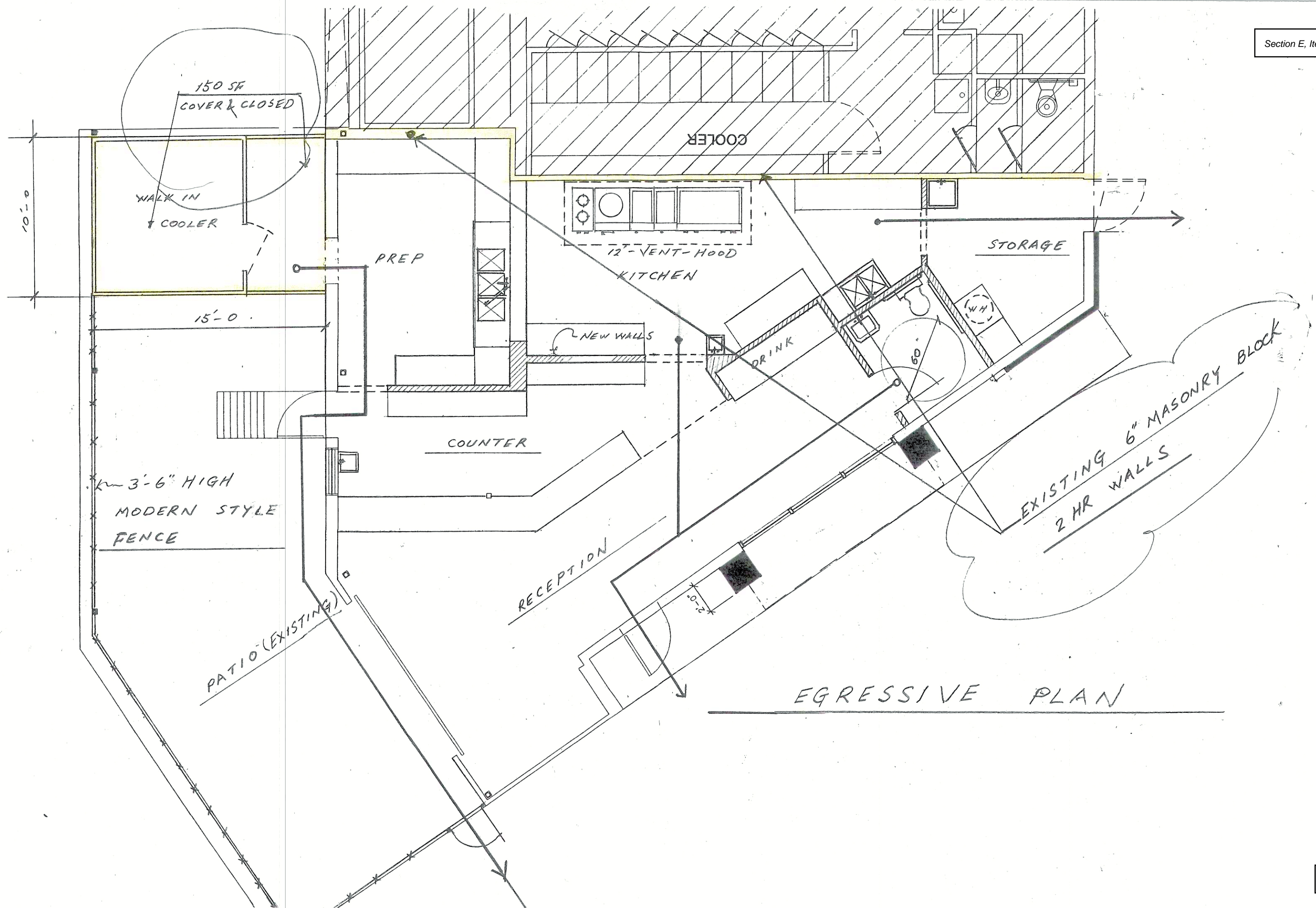
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



TYPICAL DETAIL
CONNECTING NEW BEAM TO EXISTING BEAM



DETAIL



SPECIFICATION NOTES

- (1) 4" FPT inlet/ outlet with 4" plain end fittings
- (2) Unit weight: 236 lbs. For wet weight, add 2,310 lbs. For traffic-rated cover(s), add 90 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
- (3) Maximum operating temperature: 150° F continuous
- (4) Liquid Capacity: 277 gal
Grease Capacity (100 GPM): 1,895 lbs (260 gal)
Grease Capacity (200 GPM): 1,196 lbs (164 gal)
Solids Capacity: 69 gal
- (5) This unit doesn't require flow control for 100 GPM applications, but a built in flow control is provided for 200 GPM; for series installations only install flow control on the first unit if necessary
- (6) For gravity drainage applications only
- (7) Do not use for pressure applications
- (8) Cover placement allows full access to tank for proper maintenance
- (9) Vent not required unless per local code
- (10) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
- (11) Integral air relief / Anti-siphon / Sampling access
- (12) Cover adapters provide an adjustable height range of 5"
- (13) Designed for below-grade, above-grade, indoor or outdoor installations
- (14) Safety Star® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE

Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

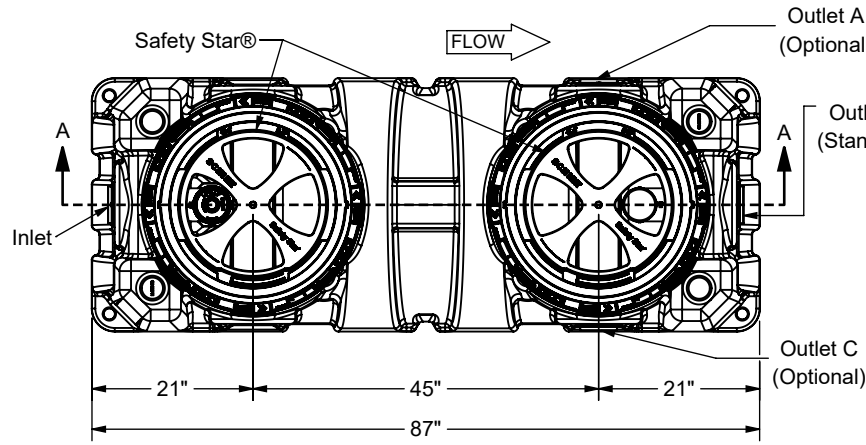
ENGINEER SPECIFICATION GUIDE

Schier Great Basin® grease interceptor model GB-250 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and built in flow control (for 200GPM only) and three outlet options. This unit is certified for hydromechanical performance to ASME A112.14.3 (Type D for 100 GPM and Type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 1,895 lbs @100 GPM or 1,196 lbs @200 GPM.

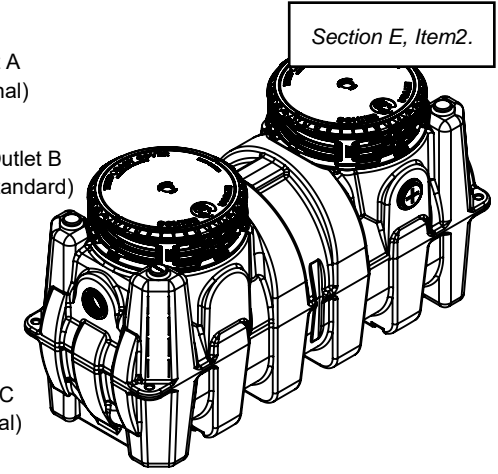
COVERS SOLD SEPARATELY

This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.

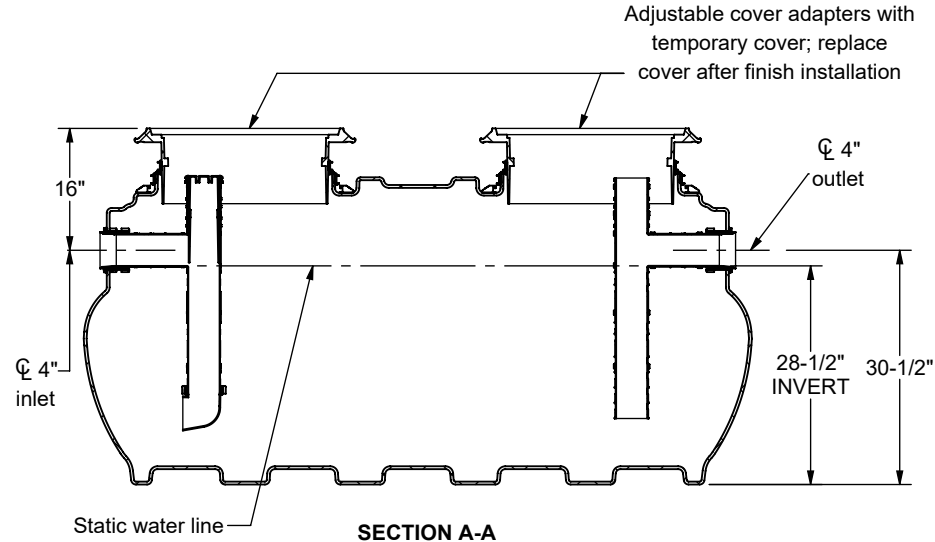
- T24-GI (8044-000-01): Traffic-rated cast iron cover shall provide water/gas-tight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-GI (8045-000-01): Pedestrian-rated poly cover shall provide water/gas-tight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.



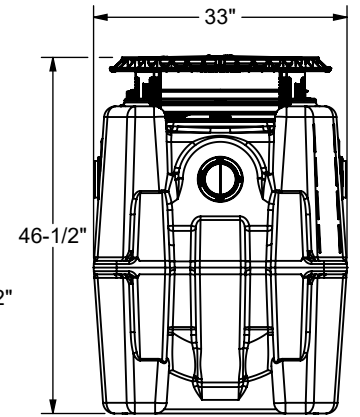
TOP VIEW
{COVER(S) REMOVED FOR CLARITY}



ISOMETRIC VIEW



SECTION A-A



INLET END VIEW

SCHIER®

6455 Woodland Dr
Shawnee, KS 66218

tel: 913-951-3300
fax: 913-951-3399

schierproducts.com

Made in the U.S.A.

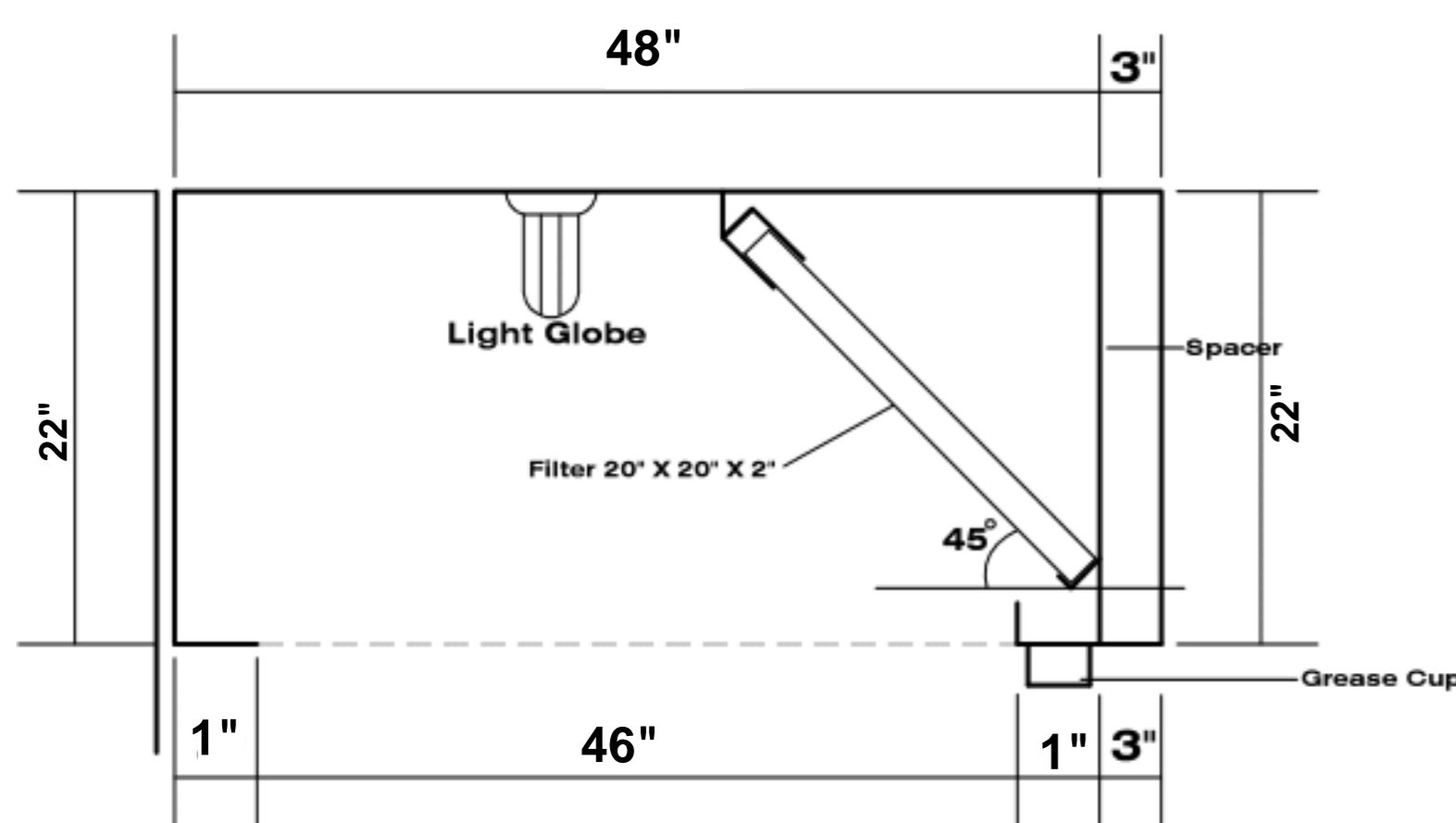
MODEL NUMBER	GB-250		
PART NUMBER	4055-300-01		
DESCRIPTION	GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" PLAIN/FPT CONNECTIONS		
DRAWN BY	C.FINCHAM		
DATE	05/15/2025	REV A	ECO 00104

SPECIFICATION SHEET

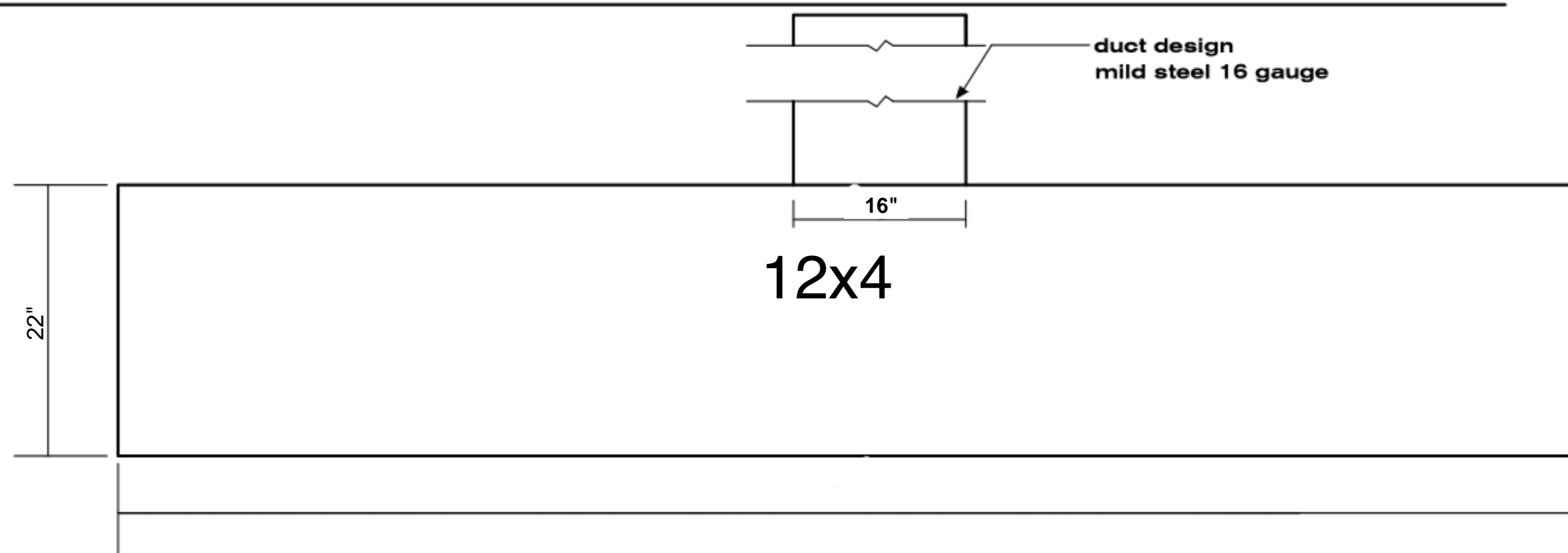
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION ON THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

14

NDT HEAT AND A/C SPECIFICATION & INSTALLATION SHEET



VENT HOOD SIDE VIEW
SCALE: 1/2"=1'-00"



VENT HOOD FRONT VIEW
SCALE: 1/2"=1'-00"

MECHANICAL EQUIPMENT SCHEDULE		
KEF1	KITCHEN HOOD EXHAUST FAN, W/ FACTORY ROOF CURB. (HEAVY WELL COOK)	CFM TOTAL, 3000
KSF1	EVAPORATIVE COOLER,	CFM TOTAL (80%) 3000

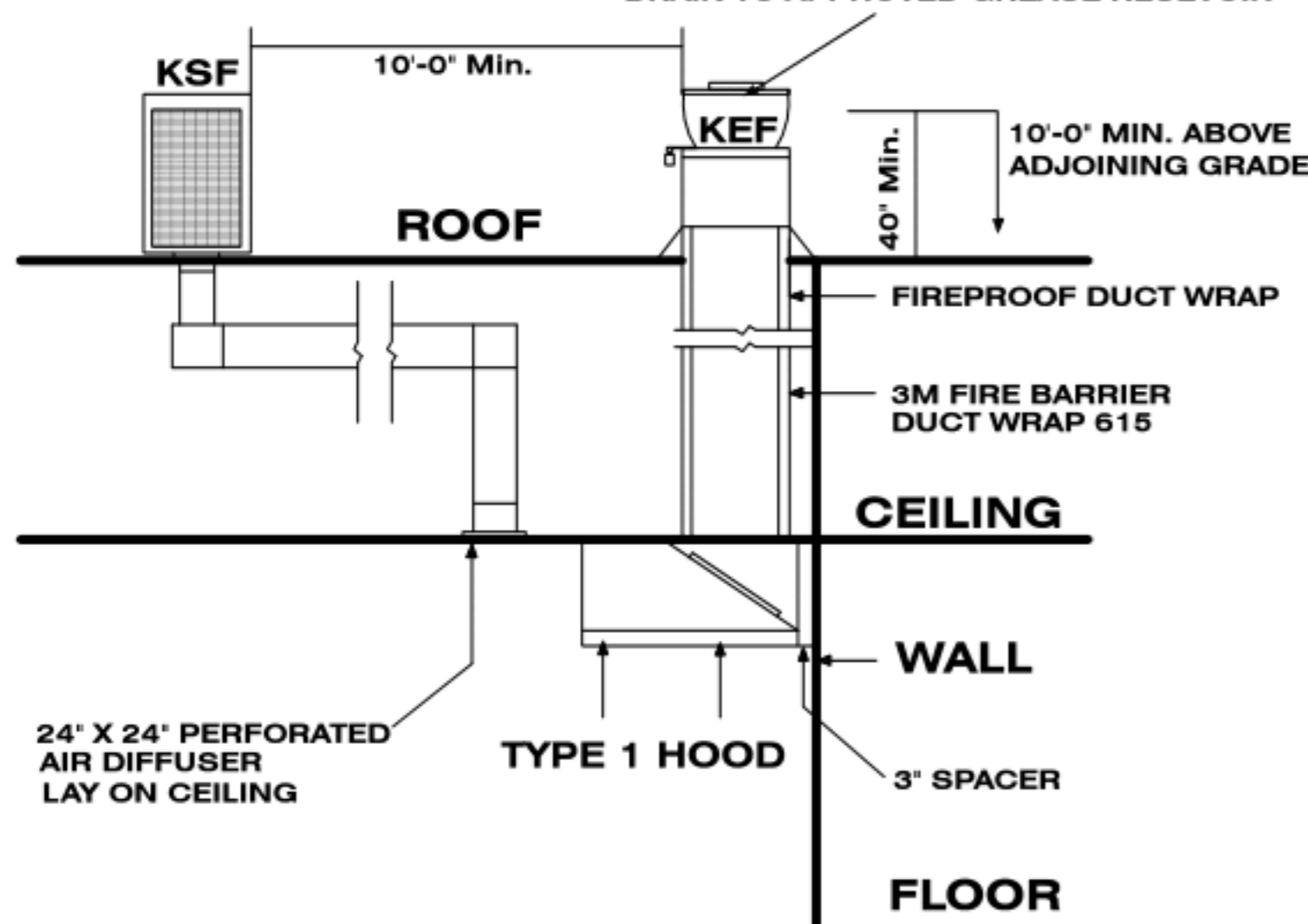
SPECIFICATIONS:

- HOOD SIZE: W X DX H TYPE I
- MATERIAL: ALL STAINLESS STEEL 18 GAUGE;
- EXHAUST FAN: DAYTON BLOWER MODEL: 7A631 (1EA); 1 HP; RATED CFM 3000
- MAKE UP AIR: MODEL: DAYTON MODEL 4RNP4 (1 EA); 1/2HP RATED CFM 3000
- LIGHT: VAPOR TIGHT GLOBE LIGHT X 2EA.
- FILTER: 20" X 20" X 2" STAINLESS STEEL, 5EA
- GREASE DUCT: SIZE: 16" X 16" (1EA) MILD STEEL 16 GAUGE

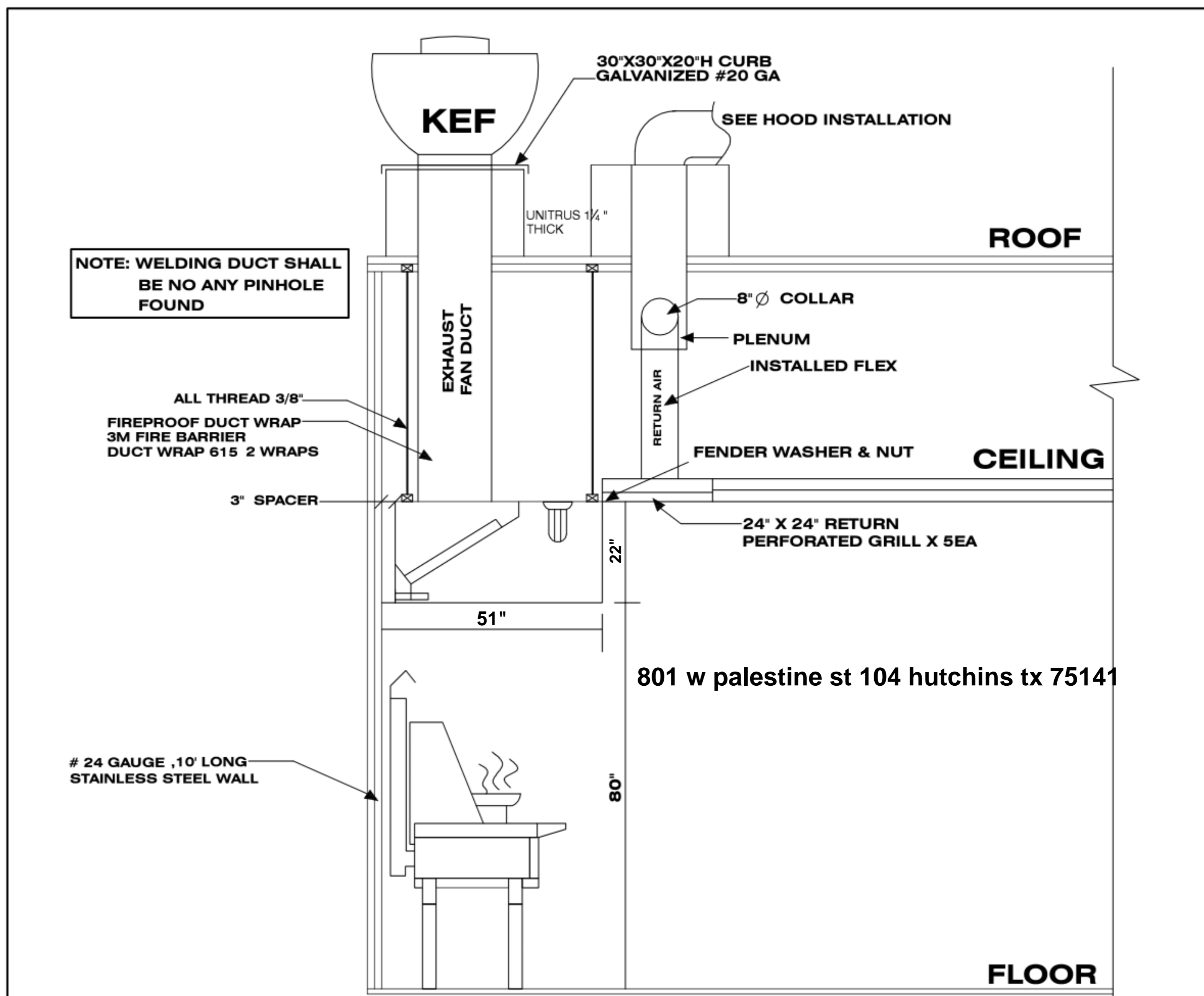
NOTES:
INSTALLATION OF HOOD SYSTEM SHALL COMPLY WITH NFPA 96
PROVIDE AUTOMATIC FIRE SYSTEM, INTERLOCK HOOD SUPPLY FANS AND HOOD EXHAUST FANS.

10'-0" MIN FROM LINE OR PORTION OF SAME CONTIGUOUS BUILDING OR AIR INTAKES OR ANY OTHER BUILDING OPENING

EXHAUST FAN WITH DRAIN OUTLET TO DRAIN TO APPROVED GREASE RESEVOIR



TYPICAL ILLUSTRATION FOR EXHAUST HOOD INSTALLATION NO SCALE



DETAIL OF HANGING THE HOOD NTS

CONTACT:
NDT HEAT AND A/C
525 E. WALNUT ST., GARLAND, TX, 75040
Frank Villalta EMAIL: americanhoods@yahoo.com

VENT-HOOD SPECIFICATION

SCALE: 11" x 8.5" 1/2 = 1'-00"



STAFF REPORT

MEETING DATE:	October 2, 2025
MEETING TYPE:	Hutchins EDC Board of Directors
SUBMITTED BY:	Guy Brown
AGENDA CAPTION:	Consideration and action regarding HEDC Local Business Event. Presented by: Guy Brown, Executive Director

Background Information

Annually, the HEDC hosts a local business event. The Executive Director is recommending holding the next event on November 11, 2025, at the Event Center at the new Hutchins City Hall.

Budget Implications

The HEDC budgets \$3,000 annually for this and similar events. The Executive Director estimates that this event will cost about \$2,100.

Operational Impact

Staff will send invitations, organize, and hold the event. This usually takes a total of 25 hours.

Legal Review

NA

Staff Recommendation

The Executive Director is recommending discussion of this item and action if necessary.

Supporting Documentation and Attachments

Proposed Agenda, Calendar and other supporting documents.