



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

**Thursday, June 26, 2025 at 6:30 PM
City Hall, 321 N. 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 June 26, 2025 at 06:30 p.m. to conduct a Regular Meeting at the Hutchins City Hall located at 321 Main Hutchins, Texas, 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 April 10, 2025.

D. PUBLIC HEARINGS

NONE

E. REGULAR AGENDA

2. Consideration and action regarding recommendation of Economic Development Grant to City Council for Pete's Cafe related to property located at 101 South Interstate 45, Suite 1 in Hutchins.
3. 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.
4. 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
5. Consideration and action regarding recommendation of Economic Development Incentives to City Council for GFS Logistics related to approximately 23 acres of property located at 1220 Dowdy Ferry Road in Hutchins.
6. Consideration and action approving Resolution 250626-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2025 – 2026 Fiscal Year to the Hutchins City Council

F. EXECUTIVE SESSION

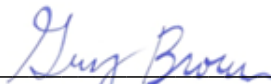
7. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:
§ Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.
A. Executive Director

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

8. Discuss and consider matters discussed in Executive Session including the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.
A. Executive Director

H. ADJOURNMENT

Certification: I certify that a copy of the June 26, 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, June 20, 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, APRIL 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 April 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 6:30 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. At Roll Call, Mr. Nichols, Mr. Odom and Ms. Madrigal were absent. All the other members of the Board of Directors were present.

Invocation

Invocation was given by Mr. Vasquez.

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 February 13, 2025.

Mr. Vasquez made a motion to approve the minutes of February 13, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS
NONE.**

E. REGULAR AGENDA

2. Discussion and Action request from Cynthia Mickens Ministries for HEDC Grant related to property located at 302 West Palestine in Hutchins.

The Board reviewed the Application from Cynthia Mickens Ministries. Cynthia Mickens Ross represented the project and answered Questions. Ms. Ross explained that her organization works with North Texas Food Bank and other agencies to distribute food to Hutchins' residents and is asking the HEDC to sponsor equipment that would expand their operations in Hutchins. The Board discussed various aspects of the project.

After discussion, Mr. Johnson made a motion to approve up to a \$3,800 promotional grant for the project and recommend it to the City Council. The motion was seconded by Mr. Vasquez and passed unanimously.

3. Staff Report.

The Executive Director presented the board with an update on current HEDC activities and city projects. The Board asked questions and discussed the status of the projects. 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, Ms. Vasquez made a motion to adjourn the meeting. Mr. Johnson seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:15 p.m.

Approved:

Raymond Elmore, President



AGENDA STAFF REPORT

MEETING DATE: June 26, 2025
SUBMITTED BY: Guy Brown, Ex. Dir HEDC
AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council for Pete's Cafe related to property located at 101 South Interstate 45 Suite, 1 in Hutchins.

Background Information

The HEDC received a request for assistance from Pete's Cafe related to property located at 101 South Interstate 45 Suite, 1 in Hutchins. Pete's intends to install additional air conditioning and place a sign on the east wall of the building.

Budget Implications

The cost of the grant would be derived from the Local Business Improvement 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 Pete's Café and determine the amount of assistance to be applied to the project, if any.

Supporting Documentation and Attachments

Application from Pete's Café
Estimates of work to be performed at 101 South Interstate 45 Suite, 1 in Hutchins.

I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

IV. Application Requirements

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

V. Submittal and Review Process

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

VI. Considerations for Grant Awards and Fund Allocation

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

VII. TXDoT Highway Signage Reimbursement

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

VIII. Approved Grant Process

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

Appendices

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name: Estela Hernandez
- B. Business Name: EFJ Hutchins LLC (DBA: Pete’s Café)
- C. Street Address: 101 IH-45 South ste.01 Hutchins, TX 75141
- D. Mailing Address: 530 Ardsley Ln. Forney, TX 75126
- E. Work Phone: 214-882-1023
- F. Cell Phone: 214-502-8669
- G. Email: peteshutchins@gmail.com

II. Property Owner Information (if different from Applicant)

- A. Owner Name: Amer
- B. Business Name: Huchthins Plaza
- C. Street Address: 101 IH-45 South Hutchins, TX 75141
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

III. Property and Project⁴ 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.

Pete’s Cafe

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.

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 -N/A (unknown)

G. Grant Request

- 1. Total Project Cost (for Façade Improvements Only): \$ 10,345.00
- 2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$5,000.00

H. Project Description

(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.)

Adding 2 Mini splits of 2 tons each, a total of 4 tons to meet the restaurant standards per square footage (125 square foot/ton) which will provide a total of 15 tons to meet the capacity of the 2100 square footage. The current units are working under 10 degrees difference making the internal temperature of 79-83 degrees inside. The additional units will provide proper circulation of air to meet restaurant standards. In addition, we would like to add a sign on the side of the building facing IH-45 to attract potential customer driving North. This will help increase our sales and business.

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

Start Date: 06/19/2025

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:06/18/2025

Property Owner Signature:

Date:

(if different from applicant)

Information Below to be Filled Out by City Staff Only

6

Date Received:

Staff Initials:

Application

Complete

Incomplete

Missing Items:

Section E, Item2.



3301 katrine st haltom city
thenumber1contractors@gmail.com
6823299264
Please give us a review on Facebook.
"God Bless America"

Estimate

The #1 Contractors

For: Estela
(214) 502-8669

Estimate No: 82
Date: 06/18/2025

Description	Quantity	Rate	Amount
Mini split installation labor only Install 2 ton "PG" mini splits provided by owner. The head units will be installed in the dining area and the condensers will be installed in the roof. We will also need to install a condensate pump along with more copper and longer communicating wire because the wire cannot be cut to prevent communicating issues. We also need to add more refrigerant R32 he will test for leaks and pull a deep vacuum on the system set everything to manufacture specs. We will provide additional material like additional copper, additional waterline, additional communicating wire 4 x 4 to set condensers up on the roof and additional refrigerant.	2	\$1,300.00	\$2,600.00
10% discount 10% discount applied to hold ticket. Repeat customer.	1	\$0.00	\$0.00

Payment Instructions

A 0% deposit of \$0.00 is required by 06/18/2025.

Subtotal	\$2,600.00
Discount	-\$260.00
TAX 0%	\$0.00
Total	\$2,340.00
Withholding Tax 0%	\$0.00

Total \$2,340.00

Deposit due 06/18/2025 \$0.00

Pay Now

Invoice2go from Bill



AGENDA STAFF REPORT

MEETING DATE: June 26, 2025
SUBMITTED BY: Guy Brown, Ex. Dir HEDC
AGENDA CAPTION: 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.

Background Information

The HEDC received a request for assistance from Milano's Pizza related to property located at 101 South Interstate 45 Suite, 12 in Hutchins. Milano's intends 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 Milano's Pizza and determine the amount of assistance to be applied to the project, if any.

Supporting Documentation and Attachments

Application from Milano's Pizza
Estimates of work to be performed at 101 South Interstate 45 Suite, 12 in Hutchins.

I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

IV. Application Requirements

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

V. Submittal and Review Process

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

VI. Considerations for Grant Awards and Fund Allocation

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

VII. TXDoT Highway Signage Reimbursement

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

VIII. Approved Grant Process

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

Appendices

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name: Eyad elayan
- B. Business Name: Milanos pizza
- C. Street Address: 79 n waco st Hillsboro tx 76645
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone: 903-960-4221
- G. Email: E_eddy1986@yahoo.com

II. Property Owner Information (if different from Applicant)

- A. Owner Name:
- B. Business Name:
- C. Street Address:
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

III. Property and Project Description⁴

- 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.

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): \$
- 2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$

H. Project Description

(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)

5

Start Date: Not sure yet

End Date:

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: May 1, 2025

Property Owner Signature:

Date:
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

Application

6

Complete

Incomplete

Missing Items:



Invoice

Golden eagle fire

205 Benton Drive Allen Texas 75013-1164

Allen Texas 75013-1164

409 799 7655

Goldenaglefire1@gmail.com

BILL TO

101 i45 ste12 | Hutchins tx 75141

Invoice #

101

Date

16 Jun 2025

Due date

23 Jun 2025

Item	Quantity	Price	Amount
Venthood 9x6	1	\$9,500.00	\$9,500.00
Install fire suppression	1	\$4,000.00	\$4,000.00
Fire alarm installation	1	\$5,200.00	\$5,200.00

Subtotal \$18,700.00

Total \$18,700.00

Amount Due

\$18,700.00

the invoice is paid

INVOICE

Bluebonnet Analytics and Design Corp
6516 Briar Lake Trl
Sacuse, TX 75048

acc@rgwow.com
+1 (214) 325-7565
www.rgwow.com



Bill to
Iyad Olyan
Milano's Pizza - Hutchines
101 I-45
Ste 12
Hutchines, TX 75141

Ship to
Iyad Olyan
Milano's Pizza - Hutchines
101 I-45
Ste 12
Hutchines, TX 75141

Invoice details
Invoice no.: 4208
Terms: 50% in advance
Invoice date: 05/24/2025
Due date: 05/31/2025

Order Number: 25-0509

#	Product or service	Description	Qty	Rate	Amount
1	Signage	Out door channel letters sign, design, fabrication, and installation	1	\$4,500.00	\$4,500.00
2	Signage	City Permit	1	\$350.00	\$350.00

Subtotal	\$4,850.00
Sales tax	\$371.25

Total \$5,221.25

Ways to pay



[View and pay](#)



SUPERIOR AC HEAT AND PLUMBING

Eddy Elayan
 101 I-45, 12
 Hutchins, TX 75141

☎ (903) 960-4221
 ✉ E: Eddy1985@yahoo.com

Section E, Item3.

ESTIMATE	#5530
ESTIMATE DATE	May 31, 2025
SERVICE DATE	May 21, 2025
EXPIRATION DATE	Jun 4, 2025
TOTAL	\$27,000.00

CONTACT US
 200 CENTRE DR, SUITE 9
 BURLESON, TX 76028

☎ (214) 679-8725
 ✉ superioracnheat@gmail.com

Service completed by: SKIP WATSON

ESTIMATE

Services	qty	unit price	amount
Hutchins Rough End	1.0	\$27,000.00	\$27,000.00
3 Compartment Sink			
Hand Sink			
Mop Sink			
Water Heater			
Floor Drain in Kitchen			
Above Ground Grease Trap			
Customer will need to have concrete saw cut			
Services subtotal:			\$27,000.00
Subtotal:			\$27,000.00
Tax (Sales Tax 8.25%):			\$0.00
Total			\$27,000.00

Your invoice is attached for your records. Thank you for allowing Superior AC & Heat to meet all of your HVAC and plumbing needs. Our company takes great pride in customer service and our employees. If you have any questions, please contact the office at 214-679-8725. Payment is expected at the time of service. We accept cash, check, credit cards and offer financing for new installations.

ALL SALES ARE FINAL.

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-8039202, 512-463-6599, www.tdlr.texas.gov TACLB14337E

Regulated by the Texas Board of Plumbing Examiners, 929 E. 41st St, Austin, TX 78751, 800-845-6484 www.tsbpe.texas.gov Mike Brown Master TSBPE40961



AGENDA STAFF REPORT

MEETING DATE: June 26, 2025
SUBMITTED BY: Guy Brown, Ex. Dir HEDC
AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council related to property located at 400 Lancaster Hutchins Road in Hutchins.

Background Information

The HEDC received a request for assistance from VALDI LLC related to property located at located at 400 Lancaster Hutchins Road in Hutchins. The applicant intends to make physical enhancements at the location including parking, driveway and signage improvements.

Budget Implications

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

Operational Impact

If recommended 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 VALDI LLC and determine the amount of assistance to be recommended for the project, if any.

Supporting Documentation and Attachments

Application from VALDI LLC
Estimates of the proposed improvements.

Façade Improvement Grant Program Policy

I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

IV. Application Requirements

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

V. Submittal and Review Process

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

VI. Considerations for Grant Awards and Fund Allocation

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

VII. TXDoT Highway Signage Reimbursement

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

VIII. Approved Grant Process

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

Appendices

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name: Dominic DIDEHBANI
- B. Business Name: VALDI LLC
- C. Street Address: 400 LANCASTER - HUTCHINS Rd
- D. Mailing Address: P. O. BOX 78, HUTCHINS, TX, 75141
- E. Work Phone: 214. 704-0850
- F. Cell Phone: 214. 704-0850
- G. Email: Dominielimo@YAHOO.COM

II. Property Owner Information (if different from Applicant)

- A. Owner Name:
- B. Business Name:
- C. Street Address:
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

SAME

III. Property and Project Description⁴

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

SEE ATTACHED

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.

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): \$ 61,773
- 2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$

H. Project Description

(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: 09/01/2025⁵

End Date: 90 DAYS

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: 6/18/2025

Property Owner Signature:

Date: 
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

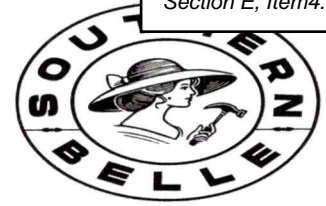
Application

6

Complete

Incomplete

Missing Items:



Southern Belle Restorations

www.sbresto.com

17 June 16, 2025

Proposal for Commercial Driveway Construction & Metal Building Restoration

Submitted To:

Mr. Dominic Didehbani

6 Lancaster Hutchins Road

Hutchins, Texas 75141

Submitted By:

Faisal Akram

Southern Belle Restorations

1.  Project Location

[6 Lancaster Hutchins Road
Hutchins, Texas 75141]

This proposal outlines the complete, turnkey construction of a commercial driveway and restoration of an existing metal building. The work scope includes base preparation, concrete installation, drainage infrastructure, structural refinishing, signage, and bay door realignment.

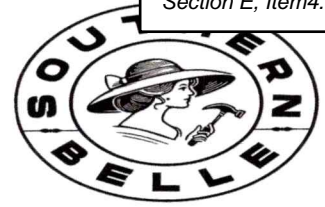
All work has been designed with future commercial scalability in mind, ensuring that the improvements remain durable and adaptable for site evolution.

2.  COMMERCIAL DRIVEWAY INSTALLATION

Scope of Work

- **Survey & Layout:** 5,962 sq ft driveway from the entrance continuing along a curved section to the end of the building,.
- **Excavation:** Flush tie-in to road; surface grading using Bobcat.
- **Base Prep:** Existing pea gravel with clean sand, compacted using a ride-on vibratory compactor.
- **Formwork & Rebar:** Form boards with rebar on centers.
- **Concrete:** upto 92 cu yd of thick commercial grade concrete; with saw-cut joints.

 **Section Cost: \$59,139**



3. CULVERT INSTALLATION

Scope of Work

- Installation of a **culvert** at the road entry point.
- Proper bedding and backfill for drainage and structural load bearing.
- Ends cut and graded to match ditch profile, with compacted fill above pipe.

 **Section Cost: \$6,500**

Includes pipe, bedding material, excavation, installation, and labor.

4. METAL BUILDING RESTORATION & REPAINTING

Scope of Work

- **Surface Cleaning:** Degreasing, rust converter, power washing, dry time
- **Caulking:** Weather-sealing all seams and joints
- **Wainscot Panel Replacement:** Replace lower with matching metal siding
- **Priming & Painting:** DTM primer as needed, coats of DTM acrylic paint via airless sprayer
- **Signage:** Mount exterior sign, bracketed and aligned per client approval
- **Walkthrough:** Cleanup and client sign-off

 **Section Cost: \$13,900**

5. BAY DOOR DETACH, REPAIR & RESET

Scope of Work

- Detach, adjust, and reset one overhead bay door
- Realign tracks and hardware
- Verify smooth, functional operation

 **Section Cost: \$2,200**

6. PROJECT TOTAL & CLOSING STATEMENT

Total Turnkey Cost: \$81,7739

Section E, Item4.

Back Screenshot_20250606_190348_Maps.jpg



1998 Lancaster Hutchins Rd



Back Screenshot_20250606_190126_Gallery.jpg



Section E, Item4.

Find messages, documents, photos or people [Advanced](#) v

Compose

← Back ↶ ↷ → 📧 🏠 🗑️ 🛡️ ... ⚙️

20191205_115305.jpg

400 Lancaster-Hutchins Rd Yahoo/Inbox ☆

dc **Dominic Didehbandi** Tue, Jun 17 at 6:19 PM ☆
From: dominiclimo@yahoo.com
To: dominiclimo@yahoo.com



- Inbox** 1
- Unread
- Starred
- Drafts 3
- Sent
- Archive
- Spam
- Trash
- ^ Less
- Views Show
- Folders Hide
- + New Folder
- DME 360
- FedEX Signs
- FedEx Wilson
- LimoAnywhere



(Covers all labor, materials, equipment, rentals, signage, drainage, and structure repair)

This proposal presents a complete, code-compliant upgrade to your property that enhances immediate functionality while preparing for future commercial development. The improvements will add long-term value and reduce the need for future modifications.

We are committed to executing this work efficiently and to the highest standards.



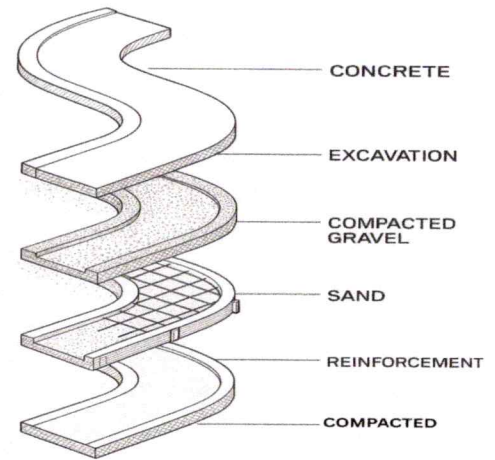
Respectfully submitted,
Faisal Akram
Southern Belle Restorations
faisalmakram@icloud.com
[346-313-9223]



(Covers all labor, materials, equipment, rentals, signage, drainage, and structure repair)

This proposal presents a complete, code-compliant upgrade to your property that enhances immediate functionality while preparing for future commercial development. The improvements will add long-term value and reduce the need for future modifications.

We are committed to executing this work efficiently and to the highest standards.



Respectfully submitted,
Mohammad Faisal Akram
Southern Belle Restorations
✉ faisalmakram@icloud.com
☎ [346-313-9223]



AGENDA STAFF REPORT

MEETING DATE: June 26, 2025

SUBMITTED BY: Guy Brown, Ex. Dir HEDC

AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Incentives to City Council for GFS Logistics related to approximately 23 acres of property located at 1220 Dowdy Ferry Road in Hutchins.

Background Information

The HEDC received a request for assistance from GFS Logistics related to property located at 1220 Dowdy Ferry Road in Hutchins. The applicant intends to build a warehouse facility at the location.

Budget Implications

The City of Hutchins could receive significant taxes and impact fees from the development. The Executive Director will present a cost/benefit estimate at the meeting.

Operational Impact

If recommended 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 GFS Logistics and determine the amount of assistance to be applied to the project, if any.

Supporting Documentation and Attachments

Application from GFS Logistics
Drawings of the Proposed Building.

Hutchins Economic Development Corporation
PO BOX 361
Hutchins TX 75141
Tax Abatement and Incentive Application

The City of Hutchins and the Hutchins Economic Development Corporation are committed to the promotion and retention of high quality development within the City of Hutchins and to better the quality of life for its citizens. These objectives can often be attained by the enhancement and expansion of the local economy. To meet these objectives, the City of Hutchins and the Hutchins Economic Development Corporation will, on a case-by-case basis, consider providing tax abatements or other economic development incentives to aid in the stimulation of economic development in Hutchins. The City of Hutchins and the Hutchins Economic Development Corporation will give such consideration in accordance with the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.

Nothing herein shall imply or suggest that the City of Hutchins or the Hutchins Economic Development Corporation is under any obligation to provide tax abatements or incentives to any applicant. All applicants and projects shall be considered on a case-by-case basis.

Completion of this application will allow the Hutchins Economic Development Corporation Board of Directors and the City Council for the City of Hutchins to predetermine a satisfactory level of return on investment. The application of a fiscal impact examination is a decision tool, and it is recognized that the guidelines are not all-inclusive.

Any consideration of the use of public resources for a business, regardless of whether they are direct financial investments, abatements, deferred taxes or regulatory considerations, requires that the fiscal impacts be considered as one of the measurement tools used to determine the incentives offered.

In order for the Hutchins Economic Development Corporation to determine the value of a project, it is necessary to obtain certain information. Incomplete applications will not be considered by the Hutchins Economic Development Corporation Board of Directors. Please provide us with the following:

I. Real Property

- 1. Acquisition cost of vacant property (if applicable)\$ N/A
- 2. Acquisition price of an existing land and facility or current taxable value..... \$ N/A
- 3. Total construction budget for new facility.....\$ 35,000,000
 - a. Percent allocated to materials..... \$15,250,000 (43%)
 - b. Percent allocated to soft costs..... \$4,700,000 (13%)
(Soft costs are permitting fees, architectural engineering, testing, inspections, environmental studies, developer management fees, legal and audit fees, etc.)
 - c. Percent allocated to labor..... \$15,250,000 (43%)
 - e. Percent of construction materials purchased in Hutchins.....TBD
 - f. Percent of soft costs purchased in Hutchins.....TBD
 - g. Percent of construction workforce residing in Hutchins.....TBD

- 4. *Appraised Land Value*\$ 625,000
- 5. *Projected appraised value if a new facility*..... \$ 40,000,000

II. Business Personal Property

- 1. *Value of newly purchased furniture and fixtures*\$ 180,000
- 2. *Value of furniture and fixtures relocated to Hutchins*\$ 300,000
- 3. *Value of newly purchased machinery and equipment*\$ 180,000
- 4. *Percent of new machinery and equipment purchased in Hutchins.*.. TBD
- 5. *Value of machinery and equipment relocated to Hutchins* \$ 300,000
- 6. *Value of inventory as of January 1 each year*\$ 12,000,000*
- 7. *Value of any freeport property*\$ 0

III. Sales Tax

- 1. *Annual Amount of Total Sales*\$ 0
- 2. *Annual Amount of sales and use taxes collected and paid to the state*.....\$ 0
- 3. *Percentage of Sales that are taxable in the City (amount of sales of taxable items that are consummated in the city)*.....\$ 0
- 4. *Annual Amount of anticipated local sales tax*\$ 0

IV. Employee Information

- 1. *Number of **existing** employees*..... 24
- 2. *Average annual wage of **existing** employees*.....\$ 60,000
- 3. *Annual wage growth rate (in %) of **existing** employees*..... 9%
- 4. *Percentage of **existing** employees who reside in Hutchins*..... 15%
- 5. *Anticipated number of **new** employees in*.....

	Year #1	Year #2	Year #3
<i>Exempt Employees</i>	<u>3</u>	<u>2</u>	<u>1</u>
<i>Non Exempt Employees</i>	<u>7</u>	<u>4</u>	<u>4</u>
- 6. *Average annual wage of **new** employees (indicate different levels within each category by labeling them as Class 1 or Class 2)*

<i>Exempt Employees</i> –..... <u>Class 1</u>	\$ <u>75,000</u>
<i>Non Exempt Employees</i> –..... <u>Class 2</u>	\$ <u>55,000</u>
- 7. *Annual wage growth rate (in %) of **new** employees*

*Based on tax consultant estimate for comparable supply chain solution facilities.

Exempt Employees	Class 1	10%
Non Exempt Employees	Class 2	8%

V. Operations

- 1. Total annual operating budget\$ 4,000,000
- 2. Value of materials purchased for operations (excluding inventory)..... \$ 60,000
- 3. Percentage of these materials bought in Hutchins.....

- 4. Average annual cost of each utility
 - a. Electricity\$ 48,000
 - b. Telephone\$ 16,000
 - c. Cable\$ 0
 - d. Natural Gas\$ 13,000
 - e. Sanitation\$ 21,000
 - f. Water & Sewer.....\$ 22,000
 - g. Labor\$ 900,000+
- 5. Cost of onsite infrastructure.....\$ Unknown
- 6. Cost of offsite infrastructure.....\$ Unknown

VI. Addition Information

Attach the following information:

- 1. Site plan and drawings.
- 2. A map of the facility location.
- 3. Photo's of similar facilities.
- 4. A time schedule for undertaking and completing the planned improvements.
- 5. The company's national industrial classification code 493110.

Attached to this application.

VII. Assurances

The undersigned certifies the following:

1. the information provided above is, to the best of my knowledge, complete and accurate.
2. *the undersigned certifies that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker.*
3. *the undersigned understands that if, after receiving a public subsidy, the business, or a branch, division, or department of the business, is convicted of a violation under 8 U.S.C. Section 1324a(f), the business shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Texas Government Code, Section 2264.053, not later than the 120th day after the date the public agency, state or local taxing jurisdiction, or economic development corporation notifies the business of the violation.*
4. the undersigned has received and read the City of Hutchins Guidelines and Criteria for Tax Abatement and Economic Development Incentives Program.
5. the undersigned understands that failure to comply with the terms and condition of an abatement agreement or incentive agreement may result in the recapture of the full incentive provided by the City of Hutchins and/or the Hutchins Economic Development Corporation related to the proposed project.
6. the undersigned understands that participation in an incentive does not eliminate any obligation to satisfy all the ordinances of the City of Hutchins or any other applicable governmental entity that has jurisdiction regarding this project.
7. the undersigned is authorized in all respects to submit this application behalf of the named company.

Type of Business (corporation, partnership, sole proprietorship): Limited Partnership

Name of Company (including d/b/a and assumed or trade names): GFS Logistics

Mailing Address: 3130 N Longhorn Dr

City, State & Zip Code: Lancaster, TX 75134

Phone #: 214-709-8112 Fax #: N/A

E-Mail Address: badams@holtlunsford.com

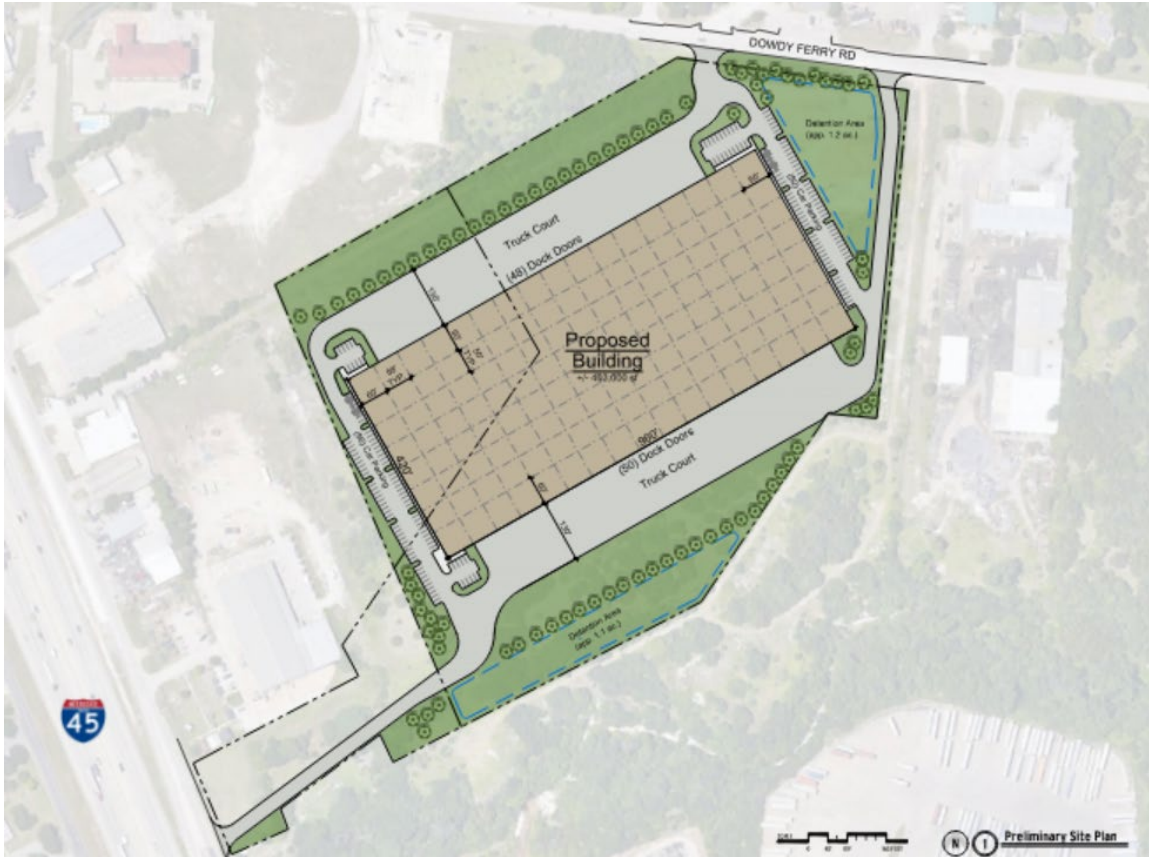
Name (Please Print): Joe Kernodle

Title: President

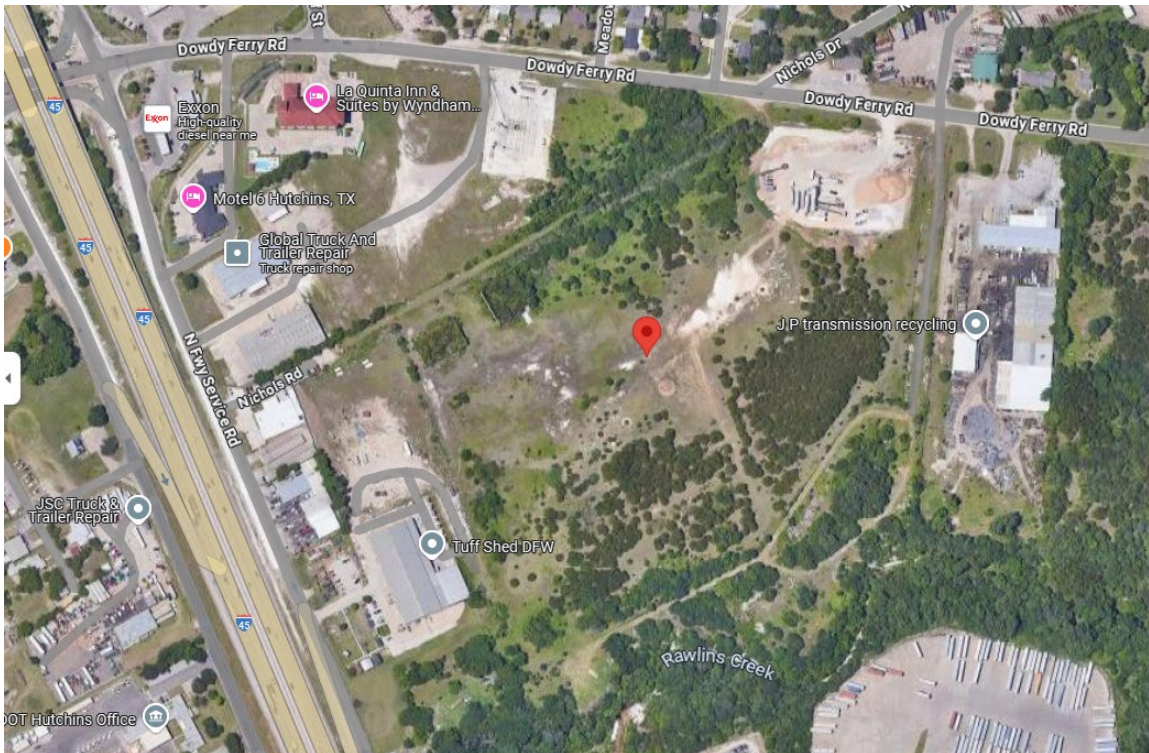
Joe Kernodle
Signature

5/27/2025
Date

Site plan



Map of the facility location



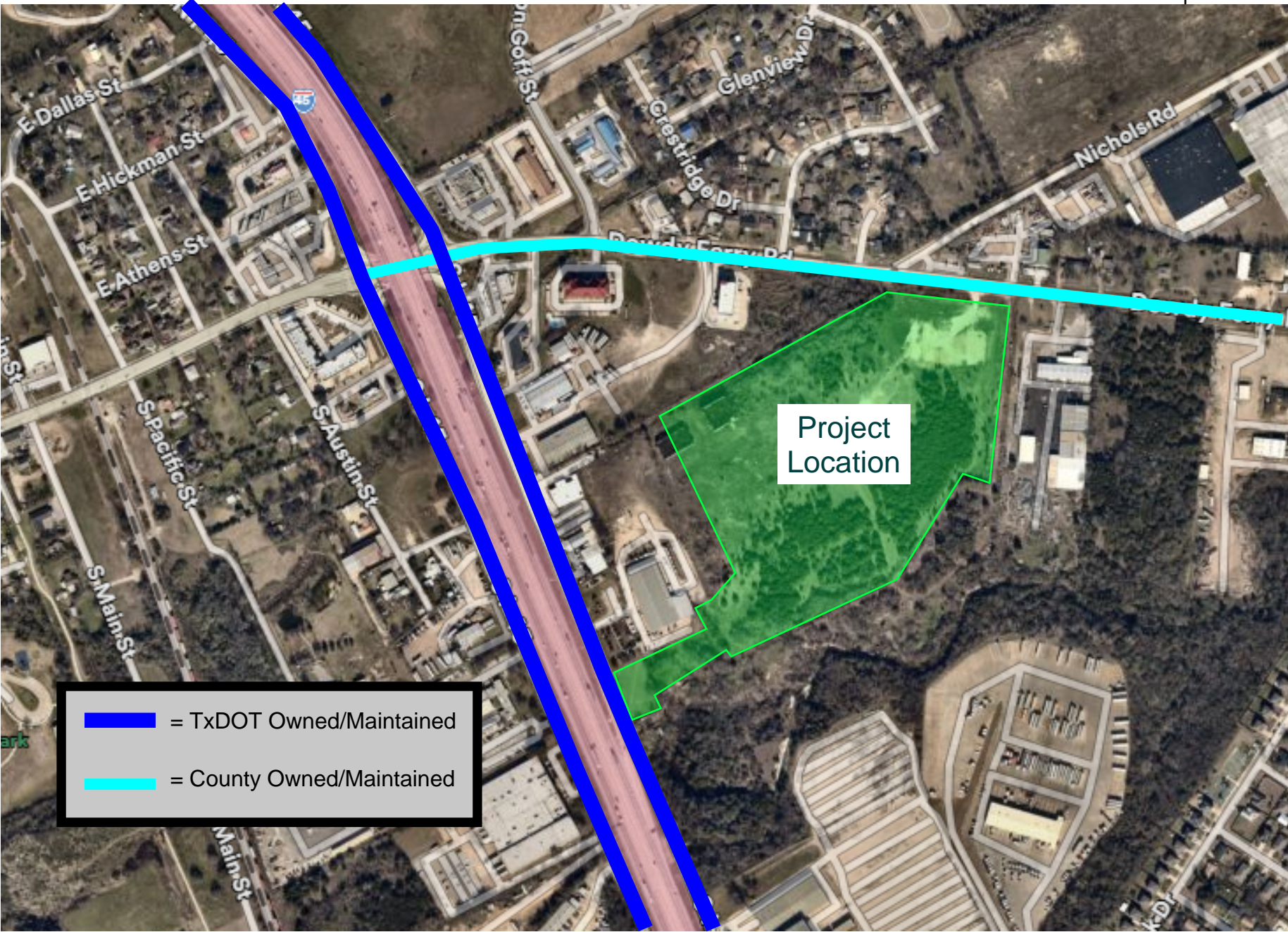
Photos of similar facilities



Schedule for undertaking the planned improvements.

Target Construction Start: Q3 2025

Target Construction Completion: Q3 2026



HUTCHINS EDC
June 26, 2026

Hutchins Economic Development Corporation
PROPOSED Budget Summary
FY 2025-2026

The Hutchins Economic Development Corporation (HEDC) anticipates conventional sales tax proceeds of \$1,500,000 and interest income of \$200,000 for the next fiscal year. The HEDC forecasts the HEDC will have approximately \$2,300,000 in its accounts on October 1, 2025. Therefore, the Hutchins Economic Development Corporation anticipates \$ 4,000,000, in available funds for fiscal year 2025-2026.

Contained in this packet is a line-item budget of general and capital expenditures for the Hutchins Economic Development Corporation. In the next fiscal year, the proposed budget will assign \$1,336,291. If all budgeted monies are expended, the Hutchins Economic Development Corporation will hold \$2,663,709 in available funds at the end of the 2025-2026 fiscal year.

The following is a brief explanation for each line item contained in the Hutchins Economic Development Corporation budget.

REVENUES

Beginning Balance - This represents the amount of unencumbered funds the HEDC is expected to have on October 1, 2025. It serves as the starting point for financial planning and provides a baseline for assessing the HEDC's financial position.

Sales Tax - The HEDC receives half a cent or 0.5% of the local sales tax rate. This revenue source is important for the HEDC's operations as it contributes to funding economic development initiatives and programs aimed at promoting business growth within the community.

Interest Income - This is the interest earned on HEDC assets. By generating interest income, the HEDC can augment its financial resources and allocate the additional funds towards supporting various economic development projects and activities.

EXPENSES

Advertising - Expenditures for marketing purposes or items that promote the HEDC to external markets. Advertising efforts play a crucial role in attracting businesses, investors, and developers to the area, fostering economic growth and enhancing the visibility of the City of Hutchins.

Administrative Costs - These costs are a reimbursement for essential administrative services provided by the City of Hutchins to support the HEDC. They include functions such as Human Resources Management, City Secretary, Finance, and Management, which are necessary for the smooth operation of the HEDC.

Annual Audit and Accounting - The annual audit and accounting service ensures transparency and accountability in the HEDC's financial operations. It provides an independent assessment of the HEDC's financial statements and helps maintain compliance with legal and regulatory requirements.

Automobile - The cost of automobile expenses related to HEDC business, including gas and routine maintenance. These expenses are necessary for Staff and Board Members to travel to meetings, site visits, and other business-related activities, enabling effective communication and engagement with stakeholders.

Business Retention Efforts - Expenditures for activities aimed at promoting the retention and expansion of existing businesses. These efforts help create a supportive environment for local businesses, encouraging their growth and sustainability, which in turn contributes to the economic vitality of the community.

Causality and Liability Insurance - Liability insurance provides protection for the HEDC and the City of Hutchins against potential legal liabilities. It safeguards the organization's interests and mitigates financial risks associated with potential lawsuits or claims.

Community Events - Expenditures to promote and support community activities that encourage visitors to Hutchins. These events enhance community engagement, boost tourism, and contribute to the local economy by attracting visitors and promoting a positive image of the area.

Computer and Office Supplies - These expenditures cover the procurement of general consumable office supplies required for the day-to-day business functions of the HEDC.

Lease Agreements/Computer Expenses - Expenses related to the maintenance of the HEDC computer system, lease of software, and services provided by Baxter IT. These costs are necessary to maintain a reliable and secure technology infrastructure, enabling efficient operations and data management.

Dues and Subscriptions - Dues to organizations and subscriptions for publications relevant to the HEDC's mission, such as TML, NCTCOG, Best Southwest Partnership, Inland Port Chamber, Texas Economic Development Council, International Economic Development Council, and Dallas Area Economic Development Association. These memberships and subscriptions provide valuable resources, networking opportunities, and access to industry expertise.

Promotion - This item will be used for promotional activities such as Team Texas, DFW Marketing Team, Dallas Regional Chamber and participation in trade shows and targeted industry events. Expenditures of HEDC proceeds for publicity and public relations purposes or items that promote the HEDC to internal and external markets including catering, meals and other promotional activities of HEDC Stakeholders and Clients including Developers, Local Business Representatives, Citizens, HEDC Board Members, City Council and City Employees in the context of HEDC business.

Building Maintenance and Lawn Care - These expenses relate to the aesthetic upkeep of HEDC real property. Maintaining the appearance and functionality of City owned buildings contributes to the overall appeal of the area, attracting businesses and enhancing the local environment.

Miscellaneous - This budget item accounts for unexpected or unbudgeted items necessary for the operation of the HEDC. It provides flexibility to address unforeseen needs or emergent opportunities that arise during the fiscal year.

Office Building Insurance and Security - Property and liability insurance through TML Risk Management Insurance. This coverage safeguards the City's assets and provides protection against potential property damage, theft, or liability claims, ensuring the organization's financial security.

Printing and Mailing - These expenditures cover shipping costs, correspondence handling, and the production and printing of materials. Efficient printing and mailing services are essential for effective communication with stakeholders and maintaining the HEDC's professional image.

Repair and Maintenance - Funds allocated to repair and maintain the HEDC office and real property. These expenses are necessary to ensure a safe and functional working environment, prolong the lifespan of assets, and address any maintenance issues that may arise.

Salaries - Wages paid to the Executive Director, including benefits.

Telephone & Communications - This expense includes office phone, cell phone, and internet services. Reliable communication services are essential for effective internal and external communication, facilitating collaboration, and supporting efficient business operations.

Education, Transportation, and Lodging - Expenses for training seminars, schools, and professional development opportunities for HEDC and City personnel and board members. These expenditures contribute to enhancing the knowledge and skills of staff members, enabling them to better serve the community and support economic development initiatives.

Utilities - The cost of electric service for the HEDC building. This expenditure covers the essential utility needs of the HEDC office, ensuring a conducive working environment and supporting day-to-day operations.

Professional Services - Services provided by professionals such as accounting, legal, and engineering services. Engaging professionals in these areas ensures expertise and compliance with applicable regulations, contributing to the effective functioning and legal compliance of the HEDC.

Audio Visual and Computer Equipment - Purchase of audio-visual and computer equipment for the purpose of the HEDC. Investing in modern technology infrastructure enables efficient communication, data management, and presentation capabilities, enhancing the HEDC's effectiveness.

Furniture - Purchasing furniture for the HEDC office. This expense ensures a comfortable and functional workspace for staff members and creates a professional atmosphere for meetings with stakeholders.

Remodeling and Repair - Expenditures allocated for physical improvements to HEDC property. Remodeling and repair efforts help maintain and enhance the functionality and attractiveness of HEDC-owned facilities, supporting the organization's overall goals and objectives.

Local Business Development Program – A program of the HEDC to improve the visual appearance of local businesses.

Small Business Development Program - A program of the HEDC to assist locating local small businesses in Hutchins.

Star Transit Agreement – The HEDC will pay half of the cost related to an agreement between Star Transit and the City of Hutchins for workforce and citizen transportation services.

Town Square Design –Project to plan and design approximately 7 acres of Property located on Lancaster Hutchins Road adjacent to the proposed Hutchins Recreation Center.

Lancaster Hutchins Project – Application of \$660,000 for the reconstruction of Lancaster Hutchins Road.

Wintergreen Debt Service: Cost to administer bond payments regarding improvements to Wintergreen Road.

**Hutchins Economic Development Corporation
Resolution NO. 250626 - 1**

A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION(HEDC) BOARD OF DIRECTORS RECOMMENDING HEDC BUDGET FOR THE 2025 – 2026 FISCAL YEAR TO THE HUTCHINS CITY COUNCIL.

WHEREAS, the Executive Director of the Hutchins Economic Development Corporation has prepared and submitted to the Hutchins Economic Development Corporation Board of Directors a Budget Estimate of expenditures and revenues for the fiscal year beginning October 1, 2025, and ending September 30, 2026:

NOW, THEREFORE, BE IT RESOLVED BY THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION:

Section 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

Section 2. That for the purpose of providing the funds necessary and proposed to be expended in the Budget of the Hutchins Economic Development Corporation for the fiscal year beginning October 1, 2025 and ending September 30, 2026, the Budget heretofore prepared by the Executive Director and submitted to the Hutchins Economic Development Corporation for its consideration and approval, said Budget for the different funds of the Hutchins Economic Development Corporation are hereby fixed as follows:

The above said budget is hereby approved for a total expenditure of \$1,336,291 and the available resources and revenues of the Hutchins Economic Development Corporation for said fiscal year be and the same are hereby appropriated and set the various activities set forth in said Budget, and the appropriations shall be strictly applied for the uses and purposes of the activities as provided for in said Budget.

Section 3. That the said Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, approved herein, shall be attached hereto as Exhibit “A” and made a part of this resolution the same as if copied in full herein.

Section 4. That the expenditures during the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be made in accordance with the Budget approved by this resolution unless otherwise authorized by duly enacted resolution of the Hutchins Economic Development Corporation.

DULY PASSED AND APPROVED on first reading by the Hutchins Economic Development Corporation, on this the 26th day of June 2025.

Raymond Elmore, President
Hutchins Economic Development Corporation

ATTEST:

Guy Brown, Executive Director
Hutchins Economic Development Corporation

HUTCHINS ECONOMIC DEVELOPMENT CORPORATION
 Economic Development Corporation 2025-26 Budget
 HEDC Resolution #25 06 26 - 1

EXHIBIT A

**Proposed
Budget
FY 2025**

30-4310-01-00	Sales Tax	1,500,000
30-4900-01-00	Interest Income-TEXPOOL	200,000
TOTAL REVENUES		1,700,000

30-5010-01-00	Salaries	138,945
30-5210-01-00	FICA	10,629
30-5310-01-00	TMRS	11,982
30-5320-01-00	Health/Life Insurance	11,984
30-5450-01-00	Workers Comp	570
Total Salaries and Benefits		\$ 174,110

GENERAL EXPENDITURES:

30-5775-01-00	Advertising (Website, Video, Print Ads)	15,000
30-5755-01-00	Annual Audit & Accounting	5,150
30-5810-01-00	Automobile Maintenance, Gas and Ins	2,000
30-5831-01-00	Business Retention Efforts	3,000
30-5410-01-00	Casualty and Liability Insurance	2,040
30-5830-01-00	Community Events	1,500
30-5540-01-00	Copy, Printing, Binding	200
30-5985-01-00	Computer Equipment/Maint	760
30-6200-01-00	Lease Agreements/Computer Expense	240
30-5730-01-00	Dues and Subscriptions	13,500
30-5776-01-00	Promotion/Trade Shows/Team Texas/DFW MT	35,000
30-5910-01-00	Building Maintenance/Lawn	2,500
30-5800-01-00	Miscellaneous	1,000
30-5510-01-00	Office Supplies	1,500
30-5520-01-00	Postage	200
30-5960-01-00	Repair and Maintenance-Vehicles	1,500
30-5710-01-00	Legal	6,000
30-5740-01-00	Travel and Training	8,000
30-5610-01-00	Electricity	1,500
30-5640-01-00	Telephone Internet	9,500
30-5641-01-00	Educational Donations Paul Q UNT	12,000
30-5700-01-00	Professional Services (Legal, Engeneering, Demogra	36,000
Total General Expenditures		\$ 158,090

CAPITAL EXPENDITURES

30-8170-01-00	Audio Visual and Computer Equipment	2,000
30-8106-01-00	Furniture	1,500
30-8225-01-00	Remodeling & Repair	3,000
Total Capital Expenditures		\$ 6,500

TOTAL CAPITAL & GENERAL EXPENDITURES **338,700**

SPECIAL PROJECT COSTS

30-XXXX-01-00	TOWN SQUARE DESIGN	80,000
30-XXXX-01-00	LOCAL BUSINESS IMPROVEMENT PROGRAM	40,000
30-XXXX-01-00	SMALL BUSINESS DEVELOPMENT PROGRAM	40,000
30-8120-01-00	STAR TRANSIT AGREEMENT	18,000
30-8117-01-00	LANCASTER HUTCHINS	660,000
30-5777-01-00	CITY OF HUTCHINS ADMIN COST	21,041
*SPECIAL PROJECT COSTS		859,041

Debt Service **138,550**

TOTAL FUND 30 EXPENDITURES **1,336,291**

<i>Revenues over Expenditures</i>	363,709
<i>Beginning Cash/Investments</i>	2,300,000
<i>Ending Balances</i>	2,663,709

*Special Project Costs are covered under fund balance

* Opening Balance Estimate as of 5/30/2024

HUTCHINS ECONOMIC DEVELOPMENT CORPORATION
 Economic Development Corporation 2025-26 Draft Budget
 HEDC Resolution #25 06 26 - 1

EXHIBIT A

		Current Budget FY 2025	Increase/ Decrease	Proposed Budget FY 2026	% Increase
30-4310-01-00	Sales Tax	1,500,000		1,500,000	0%
30-4900-01-00	Interest Income	100,000		200,000	50%
TOTAL REVENUES		1,600,000	-	1,700,000	6%
30-5010-01-00	Salaries	134,238		138,945	3%
30-5210-01-00	FICA	9,779		10,629	8%
30-5310-01-00	TMRS	11,863		11,982	1%
30-5320-01-00	Health/Life Insurance	11,865		11,984	1%
30-5450-01-00	Workers Comp	524		570	8%
Total Salaries and Benefits		\$ 168,269	\$ -	\$ 174,110	3%
GENERAL EXPENDITURES:					
30-5775-01-00	Advertising (Sponsorship, Website, Video, Print Ads)	15,000	-	15,000	0%
30-5755-01-00	Annual Audit & Accounting	5,150		5,150	0%
30-5810-01-00	Automobile Maintenance, Gas and Ins	2,000		2,000	0%
30-5831-01-00	Business Retention Efforts	3,000	-	3,000	0%
30-5410-01-00	Casualty and Liability Insurance	2,040	-	2,040	0%
30-5830-01-00	Community Events	1,500	-	1,500	0%
30-5540-01-00	Copy, Printing, Binding	200	-	200	0%
30-5985-01-00	Computer Equipment/Maint	760	-	760	0%
30-6200-01-00	Lease Agreements/Computer Expense	240	-	240	0%
30-5730-01-00	Dues and Subscriptions	13,500	-	13,500	0%
30-5776-01-00	Promotion/Trade Shows/Team Texas/DFW MT	35,000		35,000	0%
30-5910-01-00	Building Maintenance/Lawn	2,500	-	2,500	0%
30-5800-01-00	Miscellaneous	1,000		1,000	0%
30-5510-01-00	Office Supplies	1,500	-	1,500	0%
30-5520-01-00	Postage	200	-	200	0%
30-5960-01-00	Repair and Maintenance-Vehicles	1,500	-	1,500	0%
30-5710-01-00	Legal	6,000		6,000	0%
30-5740-01-00	Travel and Training	8,000		8,000	0%
30-5610-01-00	Electricity	1,500	-	1,500	0%
30-5640-01-00	Telephone Internet	9,500		9,500	0%
30-5641-01-00	Educational Donations Paul Q UNT	12,000	-	12,000	0%
30-5700-01-00	Professional Services (Engeneering, Demographics)	30,000	6,000	36,000	20%
Total General Expenditures		\$ 152,090	\$ 6,000	\$ 158,090	4%
CAPITAL EXPENDITURES					
30-8170-01-00	Audio Visual and Computer Equipment	2,000	-	2,000	0%
30-8106-01-00	Furniture	1,500	-	1,500	0%
30-8225-01-00	Remodeling & Repair	3,000	-	3,000	0%
Total Capital Expenditures		\$ 166,500	\$ -	\$ 6,500	-96%
TOTAL CAPITAL & GENERAL EXPENDITURES		486,859	6,000	338,700	-30%
SPECIAL PROJECT COSTS					
30-XXXX-01-00	RECREATION CENTER FUNDING	3,000,000	(3,000,000)	-	-100%
30-XXXX-01-00	LOCAL BUSINESS IMPROVEMENT PROGRAM	40,000		40,000	0%
30-XXXX-01-00	SMALL BUSINESS DEVELOPMENT PROGRAM	40,000		40,000	0%
30-XXXX-01-00	TOWN SQUARE DESIGN		80,000	80,000	
30-XXXX-01-00	STAR TRANSIT AGREEMENT		18,000	18,000	
30-8120-01-00	101 SOUTH MAIN SUITE 1 PROJECT (PETE'S CAFÉ)	22,500	(22,500)	-	-100%
30-8117-01-00	LANCASTER HUTCHINS	660,000		660,000	0%
30-5777-01-00	CITY OF HUTCHINS ADMIN COST	21,041		21,041	0%
*SPECIAL PROJECT COSTS		3,783,541	(2,924,500)	859,041	-340%
Debt Service		138,550	-	138,550	0%
TOTAL FUND 30 EXPENDITURES		4,408,950	(2,918,500)	1,336,291	-70%
<i>Revenues over Expenditures</i>				363,709	
<i>Beginning Cash/Investments</i>				2,300,000 *	
<i>Ending Balances</i>				2,663,709	

*Special Project Costs are covered under fund balance

* Opening Balance Estimate as of May 30, 2025