



**CITY OF HUTCHINS
HUTCHINS EDC BOARD OF DIRECTORS MEETING
AGENDA**

**Thursday, September 24, 2026 at 6:30 PM
City Hall, 400 N. JJ Lemmon Road**

Board Members

Raymond Elmore, President
Norma Harlin
Artis Johnson
Aurora Madrigal, Vice President
Steve Nichols
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 September 24, 2026 at 6:30 p.m. to conduct a Regular Meeting at the Hutchins City Hall located at 400 North JJ Lemmon Road, 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 July 9, 2026.

D. PUBLIC HEARINGS

None

E. REGULAR AGENDA

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

F. EXECUTIVE SESSION

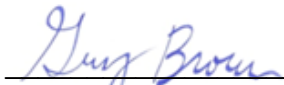
4. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in: § Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.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

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

5. 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 September 24, 2026 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 Thursday, September 17, 2026, 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 9, 2026 – 6:30 P.M.
HUTCHINS CITY HALL – 400 N JJ LEMMON ROAD
HUTCHINS, TEXAS 75141**

The Hutchins Economic Development Corporation Board of Directors met on July 9, 2026, at 6:30 p.m. to conduct a regular meeting at the Hutchins City Hall located at 400 North JJ Lemmon Road, 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, Vice President
Steve Nichols
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 City Hall located at 400 North JJ Lemmon Road, Hutchins, Texas, 75141.

Roll Call

A quorum of the Board of Directors was established. All roll call, Ms. Harlin was absent. All other members of the Board were present.

Invocation

Invocation was given by Mr. Johnson.

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 11, 2026.

Mr. Nichols made a motion to approve the minutes of June 11, 2026. 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 Costal Crunch Restaurant related to property located at 101 South Interstate 45, Suite 6 in Hutchins.**

The Board reviewed the grant application from Costal Crunch. Representatives from Coastal Crunch answered questions and discussed the project. After discussion, Mr. Nichols made a motion to recommend an economic development grant of \$25,000. Mr. Odom seconded the motion, and it passed unanimously. *The item will be sent to Hutchins City Council for final approval.*

3. **Presentation on HEDC Activities.**

The Executive Director presented the Board of Directors with a report on ongoing projects within the City of Hutchins. 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. Johnson seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:01 p.m.

Approved:

Raymond Elmore, President



STAFF REPORT

MEETING DATE:	September 24, 2026
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 12, 2026, at the Event Center at the new Hutchins City Hall.

Budget Implications

The HEDC budgets \$6,000 annually for this and similar events. The Executive Director estimates that this event will cost about \$2,800. The HEDC will likely host a similar event in April of 2027.

Operational Impact

Staff will send invitations, make site visits, 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.

**Agenda for
Hutchins Economic Development Corporation
Local Business Event**

12:00 pm *Arrival of Guests*

Complimentary Buffet

*Welcome from Hutchins Economic Development Corporation,
Introduction of Board of Directors and Special Guests*

Presentation

Door Prizes

1:00 *Adjourn*

November 2026

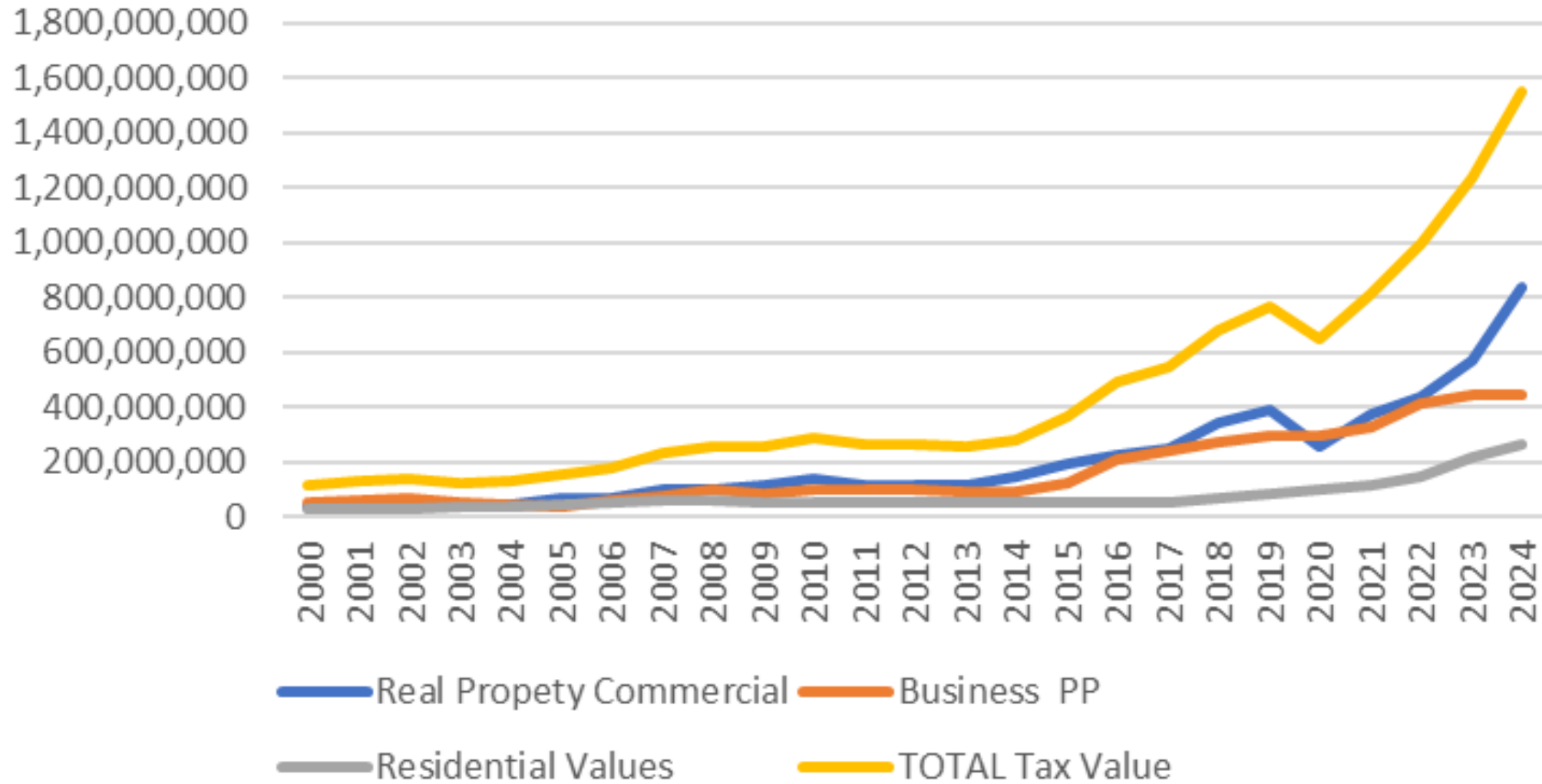
Section E, Item2.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2	3	4	5	6	7	8
9	10	11	12 HEDC Event 12 noon – 1:00	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						



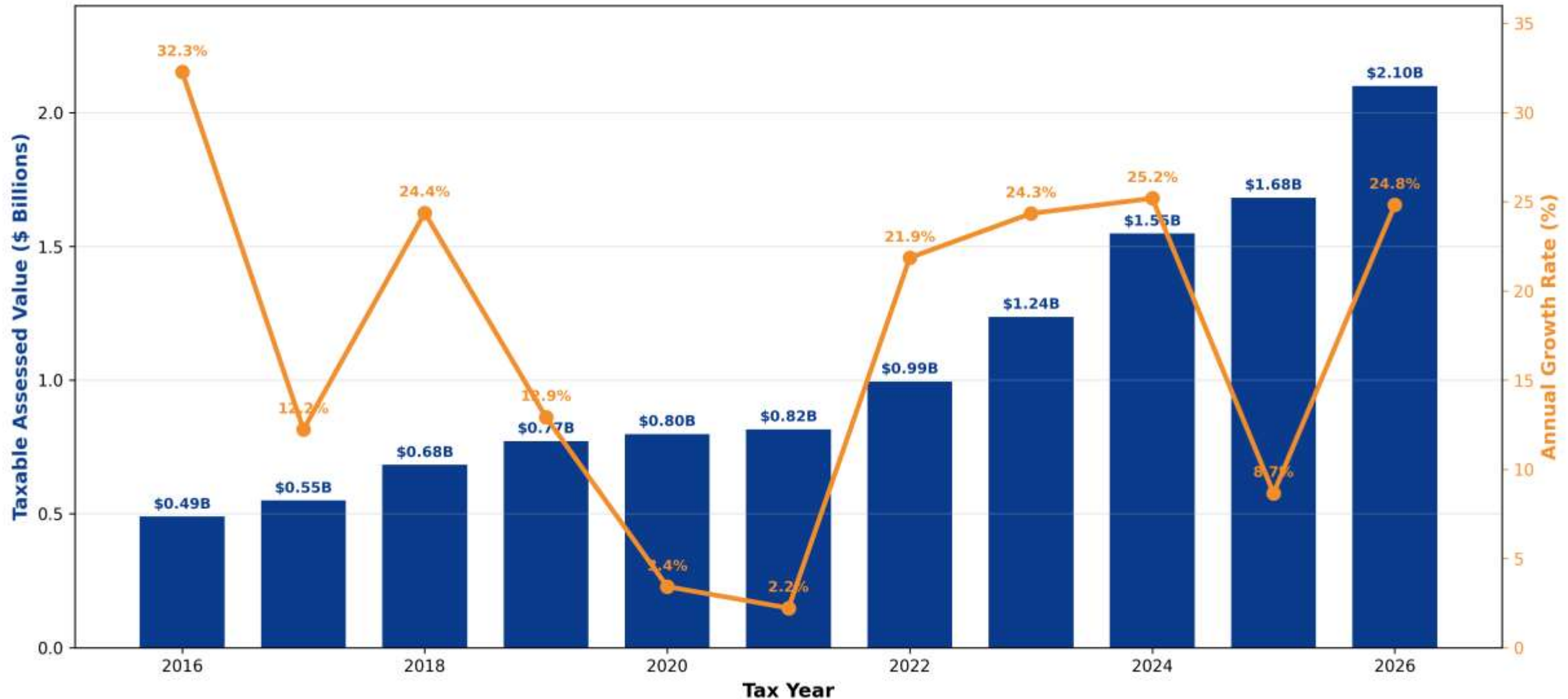
Hutchins EDC
UPDATE
September 24, 2026

Property Values



Taxable Assessed Value Growth 2016-2026

Section E, Item3.



Taxable Assessed Value increased from 490M to 2.10B (329% total growth over the period)

Taxable Assessed Value

Section E, Item3.

Tax Year	Fiscal Year	Taxable Assessed Value ^{(1) (2)}	Taxable Assessed Value Growth ^{(1) (2)}			
			Annual			
			\$	%		
2026	2027	\$2,099,723,359	\$417,533,681	24.82%	3-Year Average	
2025	2026	\$1,682,189,678	\$134,131,201	8.66%	\$	%
2024	2025	\$1,548,058,477	\$311,453,206	25.19%	\$287,706,029	19.56%
2023	2024	\$1,236,605,271	\$242,073,471	24.34%		
2022	2023	\$994,531,800	\$178,398,575	21.86%	5-Year Average	
2021	2022	\$816,133,225	\$17,687,632	2.22%	\$	%
2020	2021	\$798,445,593	\$26,427,349	3.42%	\$256,718,027	20.97%
2019	2020	\$772,018,244	\$88,303,489	12.92%		
2018	2019	\$683,714,755	\$133,967,954	24.37%	10-Year Average	
2017	2018	\$549,746,801	\$59,894,756	12.23%	\$	%
2016	2017	\$489,852,045	\$119,510,948	32.27%	\$160,987,131	16.00%

Footnotes:

1) Black - actual value

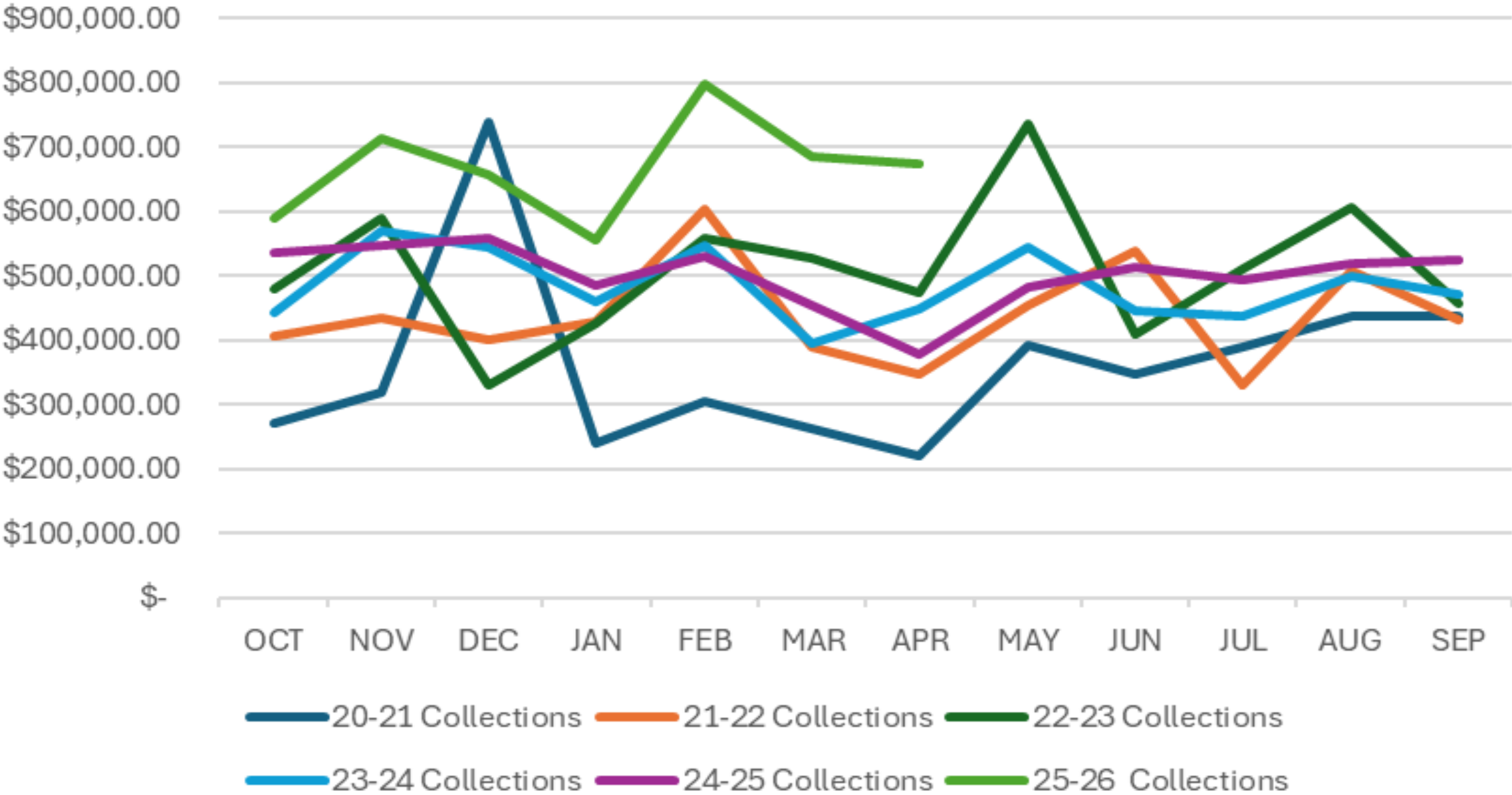
2) Purple - preliminary values from Dallas CAD indicate \$2,257,767,053 for Tax Year 2026.

(93% capture of Preliminary 2026/2027 Taxable Assessed Value as of 5/12/2026, subject to change as protests are received, total certified on July 25, 2026) Slide 4

	20-21 Collections	21-22 Collections	22-23 Collections	23-24 Collections	24-25 Collections	25-26 Collections
	\$	\$	\$	\$	\$	\$
OCT	271,554.95	405,519.75	479,032.75	443,476.47	535,623.54	590,385.26
	\$	\$	\$	\$	\$	\$
NOV	319,272.43	435,000.44	589,442.31	568,246.72	545,687.22	713,277.26
	\$	\$	\$	\$	\$	\$
DEC	737,713.51	399,621.00	331,224.33	544,178.74	558,160.15	656,762.37
	\$	\$	\$	\$	\$	\$
JAN	240,778.81	429,257.11	427,003.10	458,894.14	485,163.03	556,355.15
	\$	\$	\$	\$	\$	\$
FEB	304,021.19	602,295.04	559,562.22	546,372.92	529,084.29	798,580.47
	\$	\$	\$	\$	\$	\$
MAR	262,580.02	390,348.06	526,426.83	394,798.86	452,653.23	684,351.18
	\$	\$	\$	\$	\$	\$
APR	221,276.46	345,948.26	473,708.09	447,363.86	378,576.23	673,723.87
	\$	\$	\$	\$	\$	
MAY	391,909.51	453,929.51	734,638.13	544,191.60	481,040.60	
	\$	\$	\$	\$	\$	
JUN	347,321.57	539,257.00	409,592.11	445,379.51	514,507.48	
	\$	\$	\$	\$	\$	
JUL	389,623.57	330,368.23	510,366.09	436,467.70	493,872.65	
	\$	\$	\$	\$	\$	
AUG	438,330.54	507,298.35	607,185.43	499,613.78	518,143.55	
	\$	\$	\$	\$	\$	
SEP	436,992.11	431,600.16	455,790.21	470,451.17	524,758.41	

Chart Title

Section E, Item3.



	20-21 Collections	21-22 Collections	22-23 Collections	23-24 Collections	24-25 Collections	25-26 Collections
OCT	-13.02	49.68	17.71	-7.19	20.42	10.25
NOV	38.33	36.47	35.18	-3.66	-3.58	30.31
DEC	158.99	-45.11	-15.97	61.91	2.43	17.92
JAN	37.1	70.98	-0.83	8.35	5.65	14.74
FEB	12.72	97.79	-7	-2.21	-3.01	50.27
MAR	23.16	49.8	33.58	-24.52	14.16	51.18
APR	0.46	56.16	36.88	-5.99	-14.84	77.32
MAY	49.85	16.29	61.46	-25.66	-11.67	
JUN	57.89	54.37	-22.59	7.51	14.86	
JUL	64.21	-13.95	51.95	-14.11	13.2	
AUG	63.28	15.18	20.15	-17.66	3.87	
SEP	67.12	-0.89	5.93	2.66	11.38	
	41.08%	32.31%	17.54%	(1.94)%	3.46%	36.00%

Moving Averages

550k
500k
450k
400k
350k
300k

— 12m average — 36m average

Sales Tax Revenue

Section E, Item3.

Tax Year	Fiscal Year	City Sales Tax Collections ⁽¹⁾	City Sales Tax Collections Growth ⁽¹⁾			
			Annual			
			\$	%		
2025	2026	\$4,084,933 ⁽²⁾	\$1,170,087 ⁽³⁾	40.14%	3-Year Average	
2024	2025	\$4,421,896	\$159,526	3.74%	\$	%
2023	2024	\$4,262,370	(\$223,694)	-4.99%	\$368,640	12.97%
2022	2023	\$4,486,064	\$612,209	15.80%		
2021	2022	\$3,873,855	\$670,826	20.94%	5-Year Average	
2020	2021	\$3,203,029	\$1,030,346	47.42%	\$	%
2019	2020	\$2,172,683	\$69,043	3.28%	\$477,791	15.13%
2018	2019	\$2,103,640	\$160,806	8.28%		
2017	2018	\$1,942,835	\$86,962	4.69%	10-Year Average	
2016	2017	\$1,855,873	\$111,443	6.39%	\$	%
2015	2016	\$1,744,430	\$92,292	5.59%	\$384,755	14.57%

Footnotes:

1) Includes 1 cent City sales tax and ½ cent property tax reduction sales tax collections.

2) Collections as of May 2026 as reported by Texas Comptroller.

3) Growth rate over the same period in Fiscal Year 2026.

CITY SALES TAX REVENUE GROWTH

A DECADE OF CONSISTENT GROWTH DRIVING A STRONGER COMMUNITY

CITY SALES TAX COLLECTIONS & ANNUAL GROWTH



2026 Revenue

\$4.08M

40.14%

YEAR-OVER-YEAR GROWTH

GROWTH RATE



134%

REVENUE GROWTH
SINCE 2015

From \$1.74M to \$4.08M



\$4.08M

SALES TAX REVENUE
IN 2025

Highest Collection on Record



40.14%

YEAR-OVER-YEAR
GROWTH (2025)

Strongest Growth Since 2020



AVERAGE ANNUAL GROWTH

3-YEAR
12.97%

5-YEAR
15.13%

10-YEAR
14.57%



SALES TAX REVENUE HAS GROWN FROM
\$1.74 MILLION TO **\$4.08 MILLION** OVER THE LAST DECADE.

This represents an additional
\$2.34 MILLION in annual revenue
to support City services, infrastructure, and community priorities.

FOOTNOTES

- 1) Includes 1 cent City sales tax and 1/2 cent property tax reduction sales tax collections.
- 2) Collections as of May 2026 as reported by Texas Comptroller.
- 3) Growth rate over the same period in Fiscal Year 2026.

Source: Texas Comptroller
City of Dallas Financial Reports



How Long Until Substantial Commercial Buildout?

- Industrial Sites Specific
- Two Phases
 - Cleveland Road
 - Majestic Site (Complete)
 - Seefried Sites (Complete)
 - Wintergreen
 - Site E (Myers Crow) (Complete)
 - Site F (Jones Development Charger Logistics (Compete)
 - Site G (Chick Fil A) (Complete)
 - 4 – 8 year
 - Lancaster Hutchins
 - Allen Group (300 Acres)
 - Dallas Water Utilities (313 Acres)

Retail/Commercial Buildout

- 1 – 3 years
 - Hutchins Plaza (85% Occupied)
 - Property North of Loves
 - Hotels Near Quik Trip (listed for sale)

- 3 – 8 years
 - 15 Acres North of McDonalds (Myron Goff and Family)

20 Square Foot Shopping Center

New Restaurants

- Pete's
- Big Moose BBQ
- Unbelievabowl
- Chu Chu's
- Main Steet Wings

Section E, Item3.



Business Locations 2014- Present

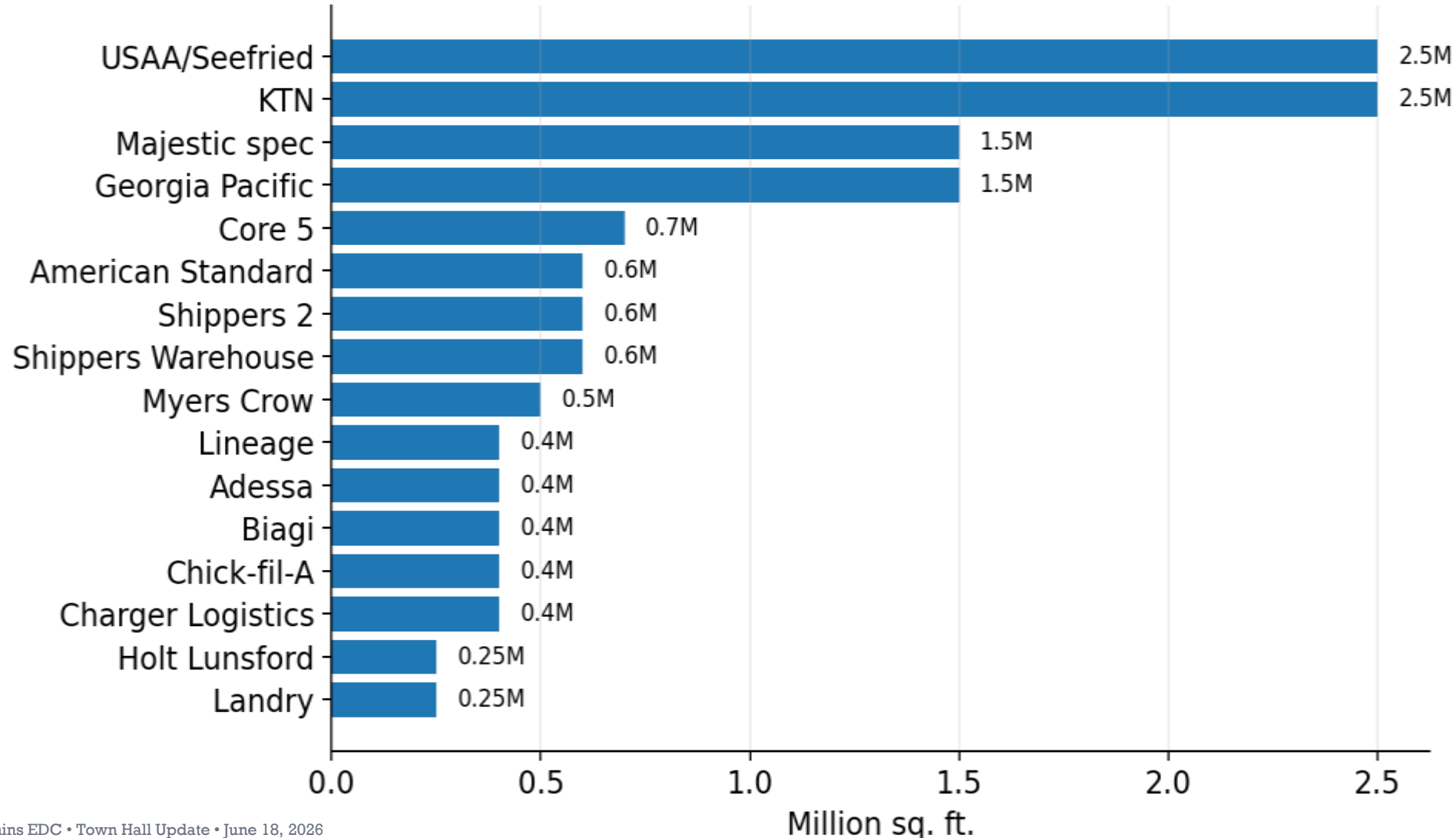
■ Shippers Warehouse (Duke)	600,000 Sq. Ft.
■ Shippers 2 (Duke)	600,000 Sq. Ft.
■ American Standard (Duke)	600,000 Sq. Ft.
■ Adessa (Allen)	400,000 Sq. Ft.
■ Georgia Pacific (Hillwood)	1,500,000 Sq. Ft.
■ Core 5	700,000 Sq. Ft.
■ Biagi (Scannell)	400,000 Sq. Ft.
■ Chick Fil A (CFA)	400,000 Sq. Ft.
■ <i>2 Spec Buildings (Majestic)</i>	<i>1,500,000 Sq. Ft.</i>
■ <i>KTN</i>	<i>2,500,000 Sq Ft</i>
■ <i>Charger Logistics</i>	<i>400,000 Sq. Ft.</i>
■ <i>Landry</i>	<i>250,000 Sq Ft</i>
■ <i>USAA/Seefried</i>	<i>2,500,000 Sq. Ft</i>
■ <i>Myers Crow</i>	<i>500,000 Sq Ft.</i>
■ Lancaster Hutchins Refrigerated	300,0000 Sq Ft
■ Holt Lunsford (Dowdy Ferry)	250,000 Sq Ft.

Approximately 21 Million Square Feet

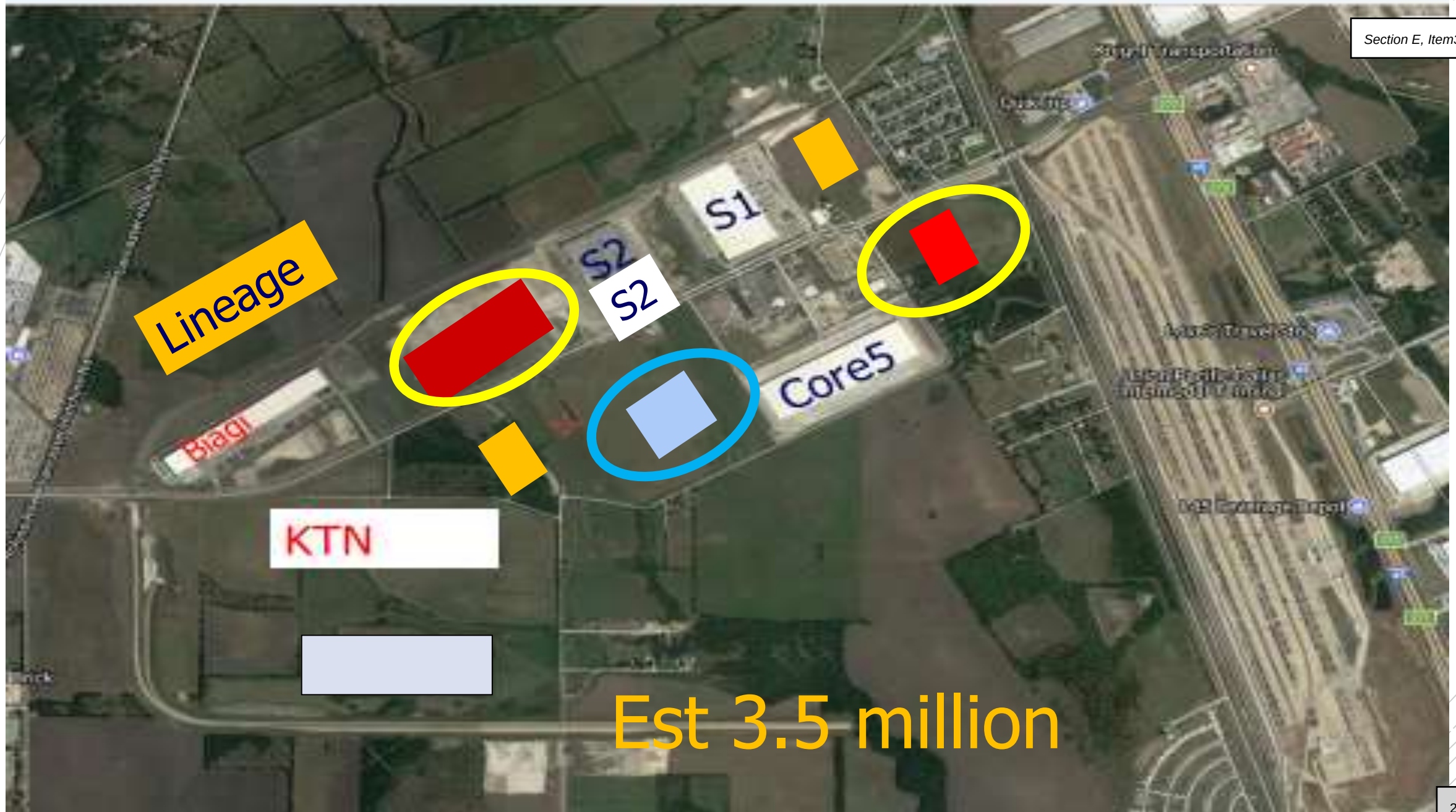
Commercial growth:

~21M SF

Industrial wins since 2012: scale by project







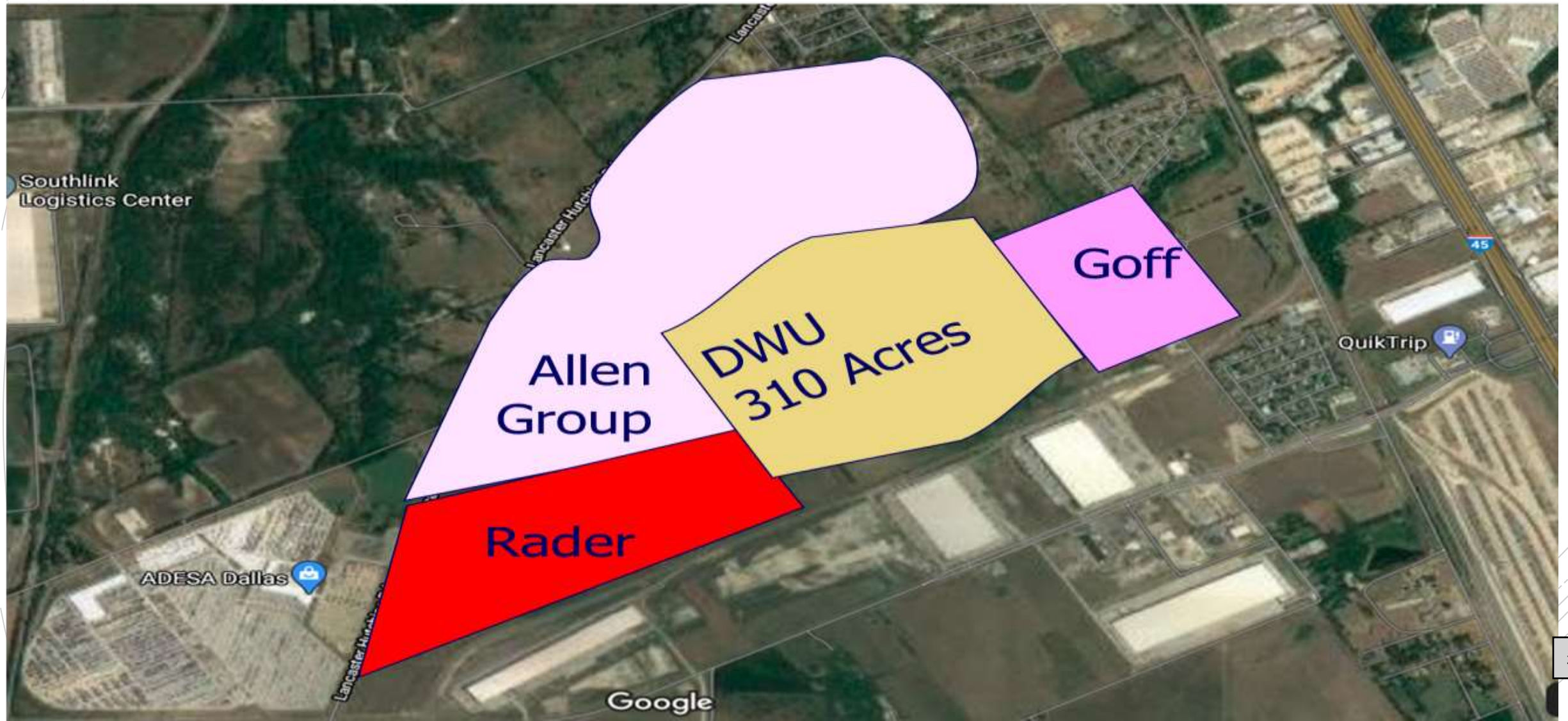




Lancaster Hutchins Commercial

3 – 8 years

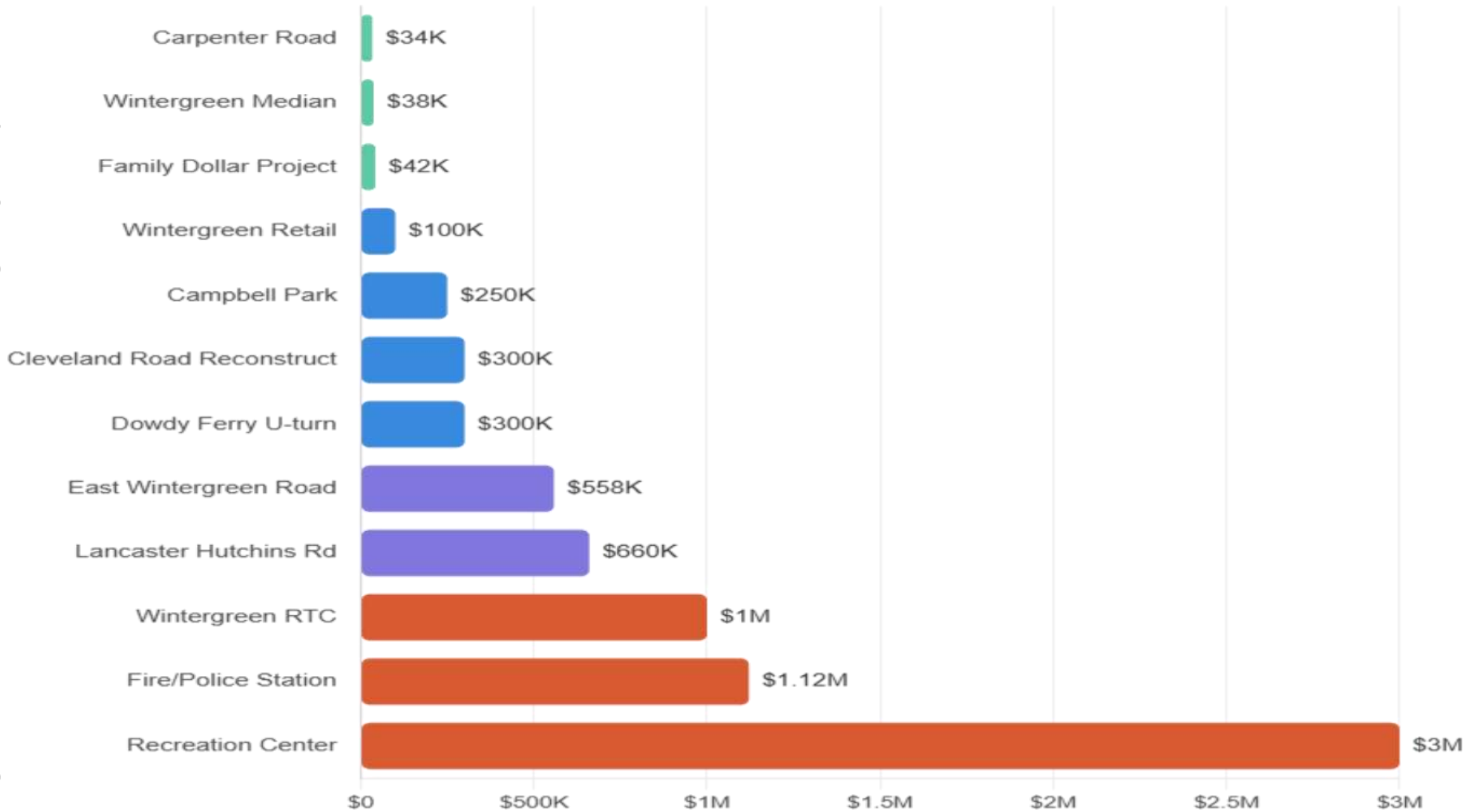
Section E, Item3.



Overview of
recent HEDC
Projects
7.9 Million since
2015

■ Carpenter Road	\$33,650
■ Family Dollar Project	\$42,249
■ Wintergreen Median Project	\$38,000
■ Wintergreen RTC Project	\$1,000,000
■ Cleveland Road Reconstruct	\$300,000
■ Wintergreen Retail Project	\$100,000
■ Fire/Police Station	\$1,120,942
■ East WINTERGREEN ROAD	\$558,000*
■ Campbell Park	\$250,000'
■ Dowdy Ferry U-turn	\$300,000'
■ Lancaster Hutchins Road	\$660,000''
■ Recreation Center	\$3,000,000''

Under \$100K \$100K – \$499K \$500K – \$999K \$1M+



Lineage



Lineage



Lineage



Holt Lunsford



Holt Lunsford



Holt Lunsford



KTN



KTN



EDC Finances

- Cash of Hand May 2026
 - \$3,500,000
- Annual Sales Tax
 - \$1,650,000
- EDC Operations
 - \$300,000
- Amount that could be applied to Town Square
 - \$1,200,000 Annually
- \$8 Million for Town Square
 - Design
 - Infrastructure
 - Lighting
 - Sidewalks
 - Street Scapes



SITE SUMMARY	
MIXED-USE TRACT	27.3 AC.
COMMERCIAL	43,000 SF.
TOWNHOUSES	7 UNITS
OUTDOOR PAVILION	±1.7 AC.
TOWNHOUSE TRACT	88 AC.
TOWNHOUSES	30 UNITS

