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 February 8, 2024 at 6:30 p.m. to conduct a Regular Meeting at the HEDC Office located at 103 West Palestine St, 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 December 7, 2023.

D. PUBLIC HEARINGS
E. REGULAR AGENDA


F. EXECUTIVE SESSION

None

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

H. ADJOURNMENT

Certification: I certify that a copy of the February 8, 2024 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, February 2, 2024, 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.
The Hutchins Economic Development Corporation Board of Directors met on December 7, 2024, at 6:30 p.m. to conduct a regular meeting at the Hutchins Economic Development Office located at 103 West Palestine St, 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.

1. **Roll Call**
   A quorum of the Board of Directors was established. At Roll Call, Mr. Johnson and Mr. Nichols were absent. All other members of the Board 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.*

There were no Citizen Comments from the audience.
1. Consideration and action regarding the Minutes of the Hutchins Economic Development Corporation Meeting held on August 10, 2023.
Mr. Odom made a motion to approve the minutes of August 10, 2023. The motion was seconded by Mr. Vasquez and passed unanimously.

D. PUBLIC HEARINGS
NONE.

E. REGULAR AGENDA

2. Consideration and action regarding recommendation of Economic Development Grant to City Council for property located at 101 South Interstate 45, Suite 9.
The Executive Director presented the Board of Directors with a project to provide a grant to La Mancha Coffee and Tea LLC to be located at 101 South Interstate 45, Suite 9 in Hutchins. The applicant answered questions and discussed the project with the board.

After discussion, Mr. Vasquez made a motion to recommend a grant of $6,000 for the purpose of infrastructure improvements with standard terms for La Mancha Coffee and Tea LLC located at 101 South Interstate 45, Suite 9 in Hutchins. The motion was seconded by Mr. Odom and passed unanimously. 
This item will go to the City Council for final approval.

3. Update on HEDC Activities.
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. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.
1. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:
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. Madrigal made a motion to adjourn the meeting. Mr. Vasquez seconded the motion. The Board by unanimous vote adjourned the meeting at 7:03 p.m.

Approved:

______________________________________
Raymond Elmore, President
Wintergreen Road Improvement
Section E, Item2.
Wintergreen Road Improvement

- 4 Lane Divided Roadway
- From Carpenter Road to Bonnie View Jefferson
- In Design Spring 2024
- Let Project in Spring of 2025
- Begin Construction in Fall of 2025
- Completion in 2026
- Completion in 2027
Myers Crow
Myers Crow
Chick fil a
Chick fil a
Chick fil a
Chick fil a
Chick fil a
Chick fil a
Sub Zero
Section E, Item 2.
Arhaus Site January 2024
Seefried 3 & 4 July 2022
Seefried 3 & 4 January 2023
USAA Seefried
January 2024
Majestic 2
January 2024
• 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.
• 2 Spec Buildings (Majestic) 1,500,000 Sq. Ft.
• KTN 2,500,000 Sq Ft
• Charger Logistics 400,000 Sq. Ft.
• USAA/Seefried 2,800,000 Sq. Ft.
  ▪ Georgia Pacific 1,000,000
  ▪ Arhaus 1,000,000
  ▪ Goya Foods 400,000
  ▪ Cummins Air Filter 200,000
  ▪ Nina Shoes 200,000
• Myers Crow 500,000 Sq Ft.
• Landry 250,000 Sq Ft.
• SUB 0 (SE Lancaster Hutchins Refrigerated) 400,000 Sq Ft.

Approximately 15 Million Square Feet
Section E, Item 2.
Southaven
Lancaster Hutchins Commercial 3 – 8 years
Upcoming Items

• Entry Feature at Dowdy Ferry
• Recreation Center Planning
• City Hall Design
• Lancaster Hutchins Property
• South Haven Development (town center)
• Pinto Road
• Northeast Wintergreen and Lancaster Hutchins
• Southeast Wintergreen and Lancaster Hutchins
• KTN Expansion
Southeast Corner of Lancaster Hutchins
Northeast Corner of Lancaster Hutchins