



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

**Thursday, February 08, 2024 at 6:30 PM**

**Hutchins Economic Development Corporation Office, 103 W. Palestine 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 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**

2. Report on HEDC Activities.

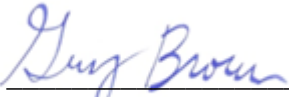
**F. EXECUTIVE SESSION**

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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, February 2, 2024, before 5:00 p.m.



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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](mailto: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, DECEMBER 7, 2024 – 6:30 P.M.**  
**HEDC OFFICE – 103 WEST PALESTINE**  
**500 W. HICKMAN ST., HUTCHINS, TEXAS 75141**

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



Hutchins EDC  
UPDATE

February 8, 2024

# Wintergreen Road Improvement

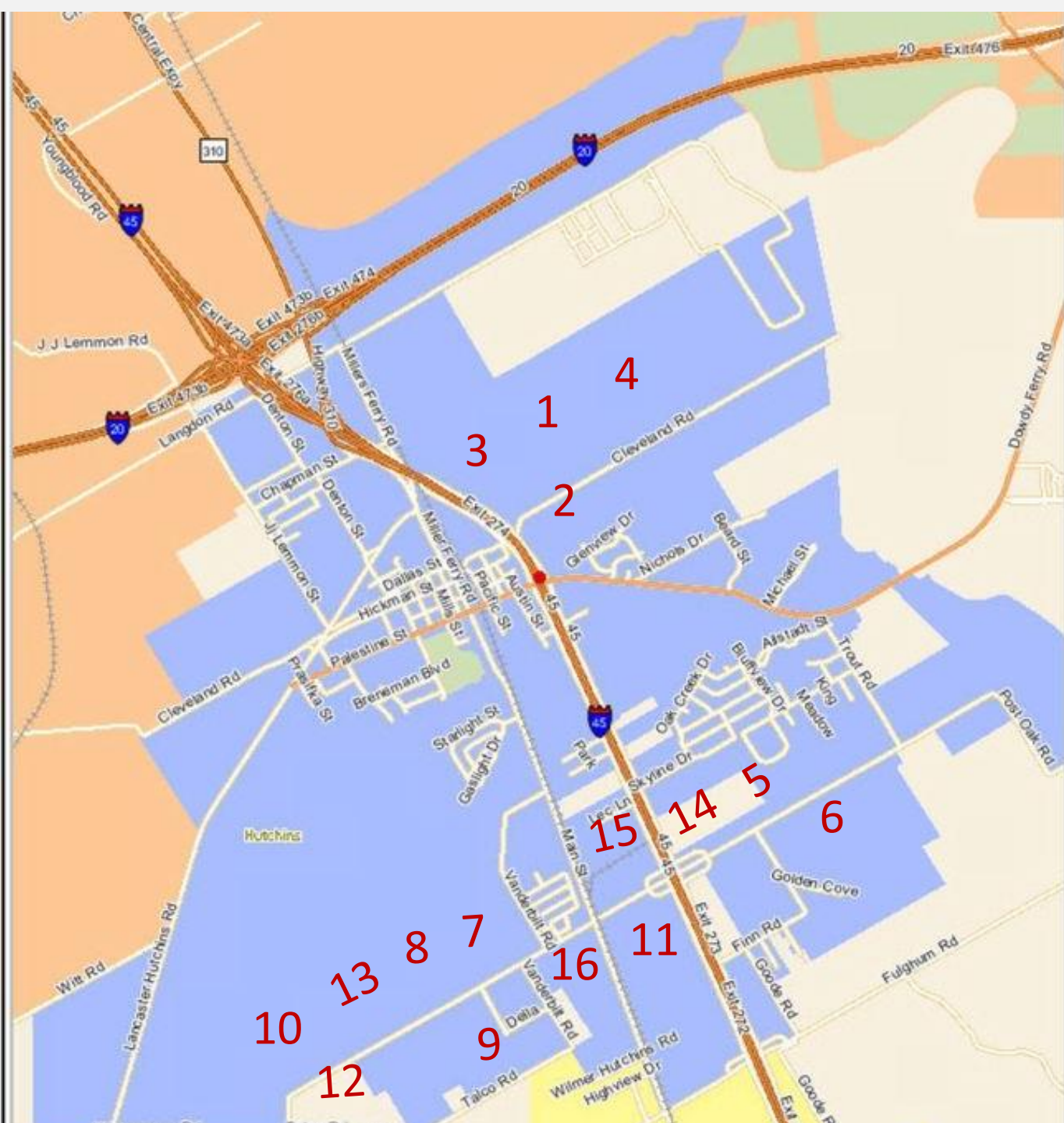




# Wintergreen Road Improvement

- 4 Lane Divided Roadway
- From Carpenter Road to Bonnie View Jefferson
- In Design Spring ~~2024~~ 2025
- Let Project in Spring of ~~2025~~ 2026
- Begin Construction in Fall of ~~2025~~ 2026
- Completion in ~~2026~~ 2027





Section E, Item 2.

1. Fed Ex
2. Hillwood
3. Majestic
4. Seefried
5. American Standard
6. Hobby Lobby
7. Shippers 1
8. Shippers 2
9. Core 5
10. Biagi
11. Union Pacific
12. KTN
13. Chick Fil A
14. Mauser
15. SignaCast
16. Myers Crow

# Myers Crow





Myers Crow



# Charger Logistics

# Chick fil a



# Chick fil a



Chick fil a



Chick fil a





Chick fil a



Chick fil a



Chick fil a



Chick fil a



# Sub Zero



# Cleveland Road Area

Majestic

3

1

USAA  
Seefried

4

Georgia P

2

Seefreid 1

Seefreid 2

4



State Jail

FedEx Ground

Buena Vida Ranch

E Cleveland St

E Cleveland St

E Cleveland St



Google

# Arhaus Furniture

Seefried 2 Site

September 2021





# Arhaus Site January 2024

Section E, Item 2.



# Seefried 3 & 4 July 2022



# Seefried 3 & 4 January 2023



# USAA Seefried January 2024

Section E, Item 2.







Majestic 2  
March 2022

# Majestic 2 January 2023



# Majestic March 2024

Section E, Item 2.

**FOR LEASE**  
1,013,000 SF  
Divisible to 500,000 SF  
Abundant Trailer  
Auto Parking  
40' Clear Height



**RENTALS**  
REACT Co.  
All Services 877-232-3768  
PowerSports



**FIRE LANE** **NO PARKING**

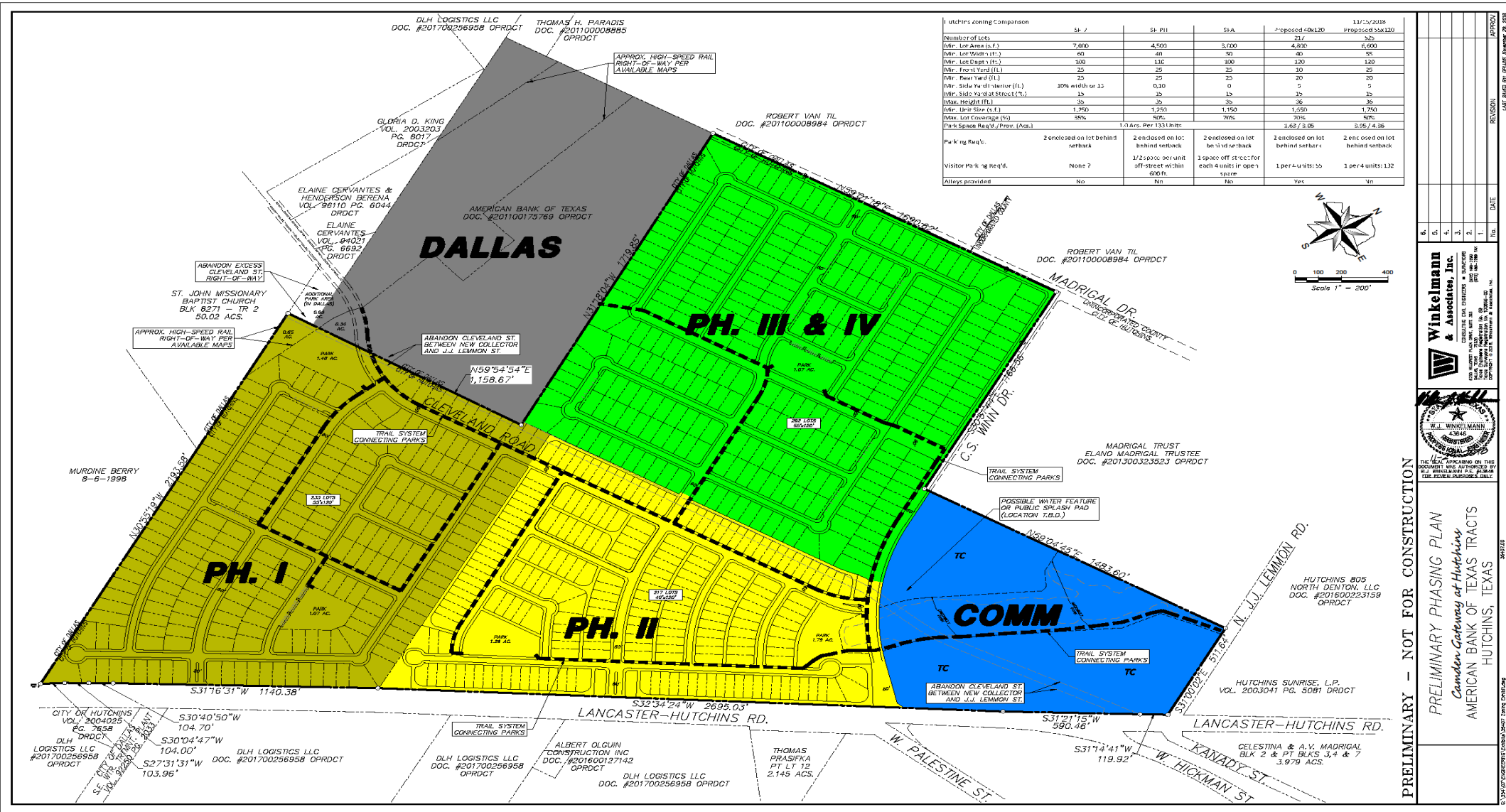


# Majestic 2 January 2024



- 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 ‘

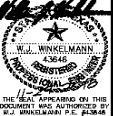
Approximately 15 Million Square Feet



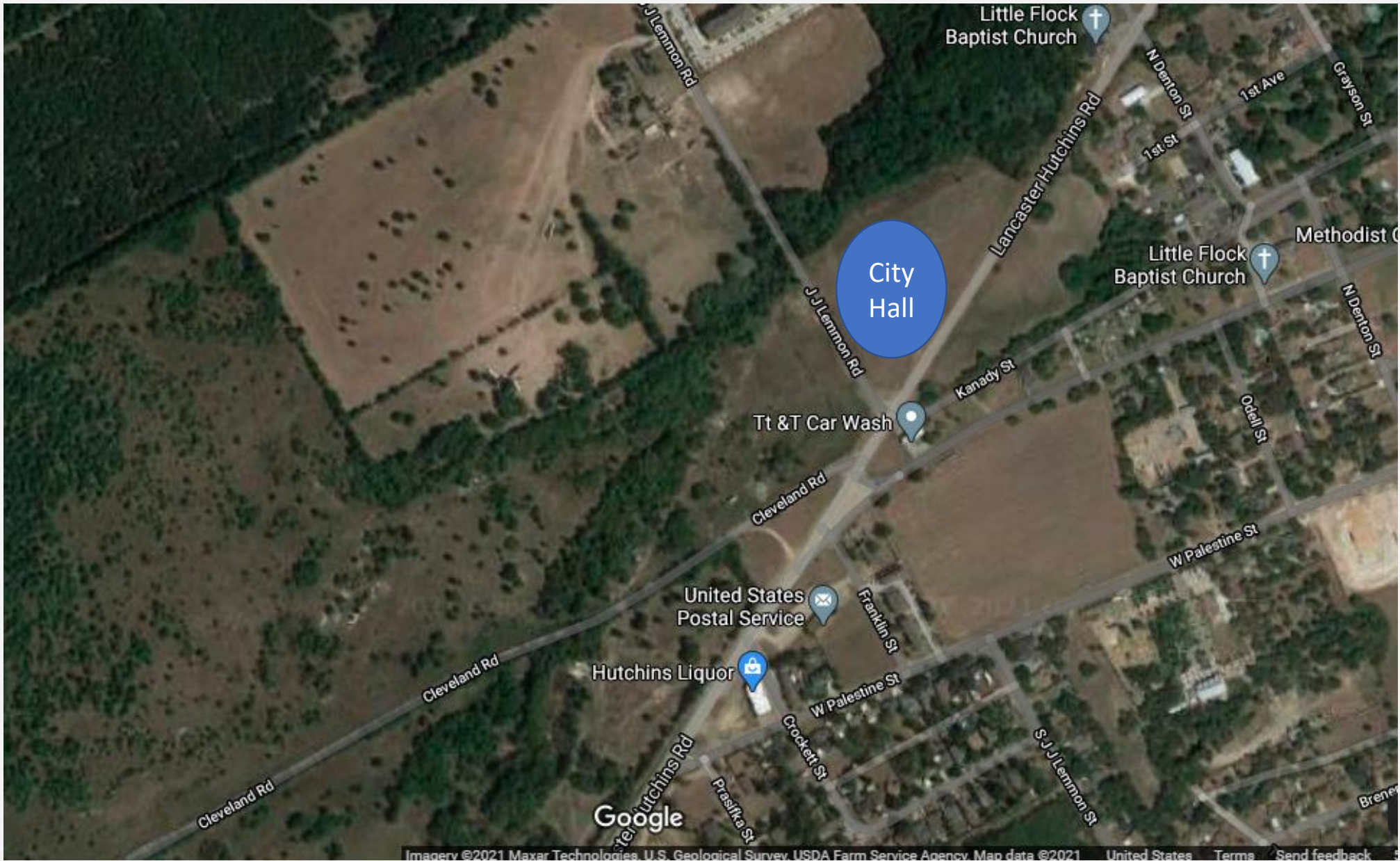
PRELIMINARY - NOT FOR CONSTRUCTION

**PRELIMINARY PHASING PLAN**  
*Camden Gateway at Hutchins*  
 AMERICAN BANK OF TEXAS TRACTS  
 HUTCHINS, TEXAS

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS • ARCHITECTS  
 1000 W. PALM BLVD., SUITE 200  
 DALLAS, TEXAS 75201-2000  
 PHONE: 214.750.0000  
 FAX: 214.750.0001  
 WWW: WWW.WINKELMANN-AND-ASSOCIATES.COM



THE PLAN APPEARED ON THIS PROJECT HAS APPROVED BY WINKELMANN & ASSOCIATES, INC. FOR THE CIVIL PROFESSION ONLY.



Town Center

# Southaven January 2023



# Southaven January 2024





Southaven

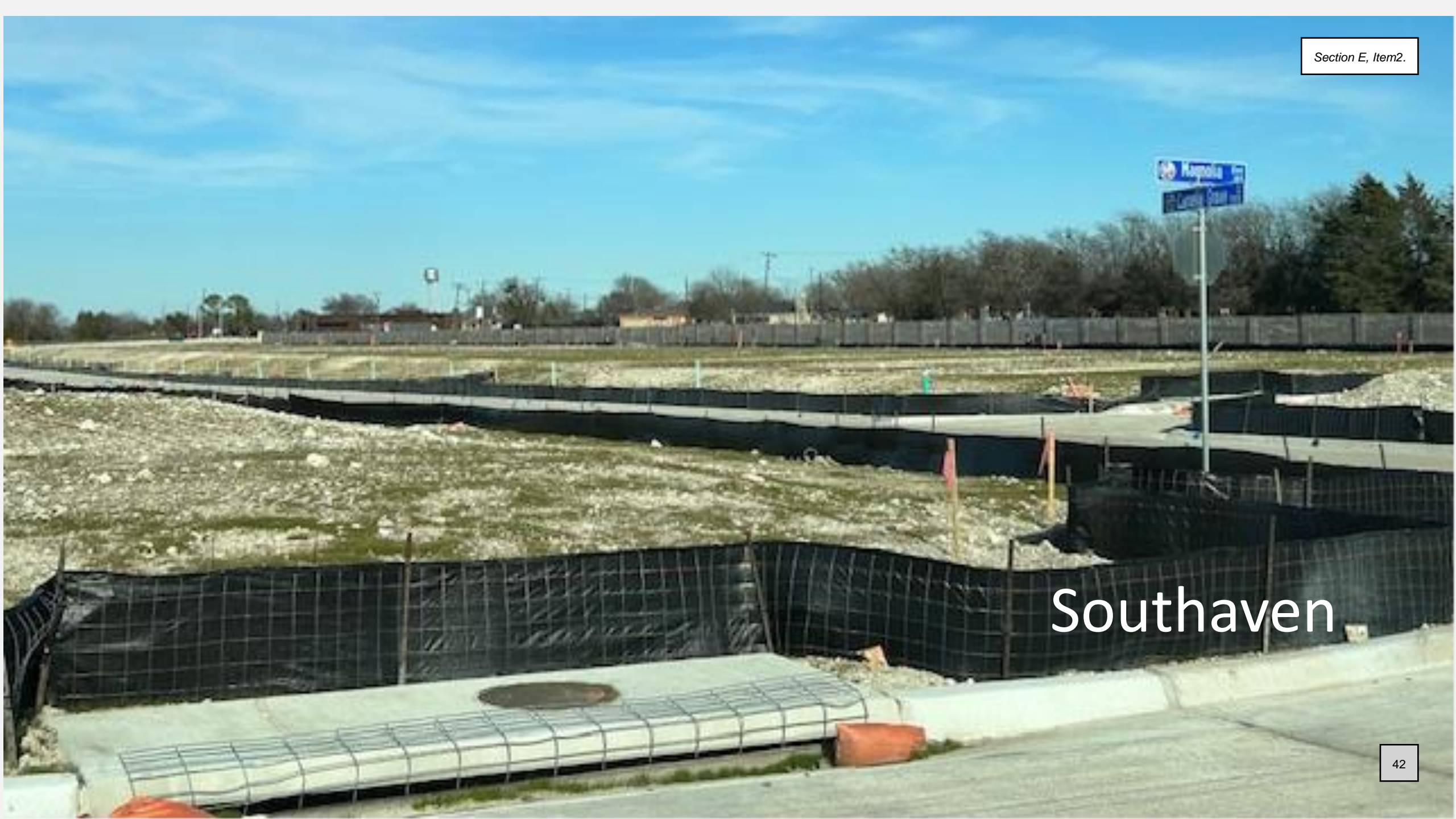
# Southaven



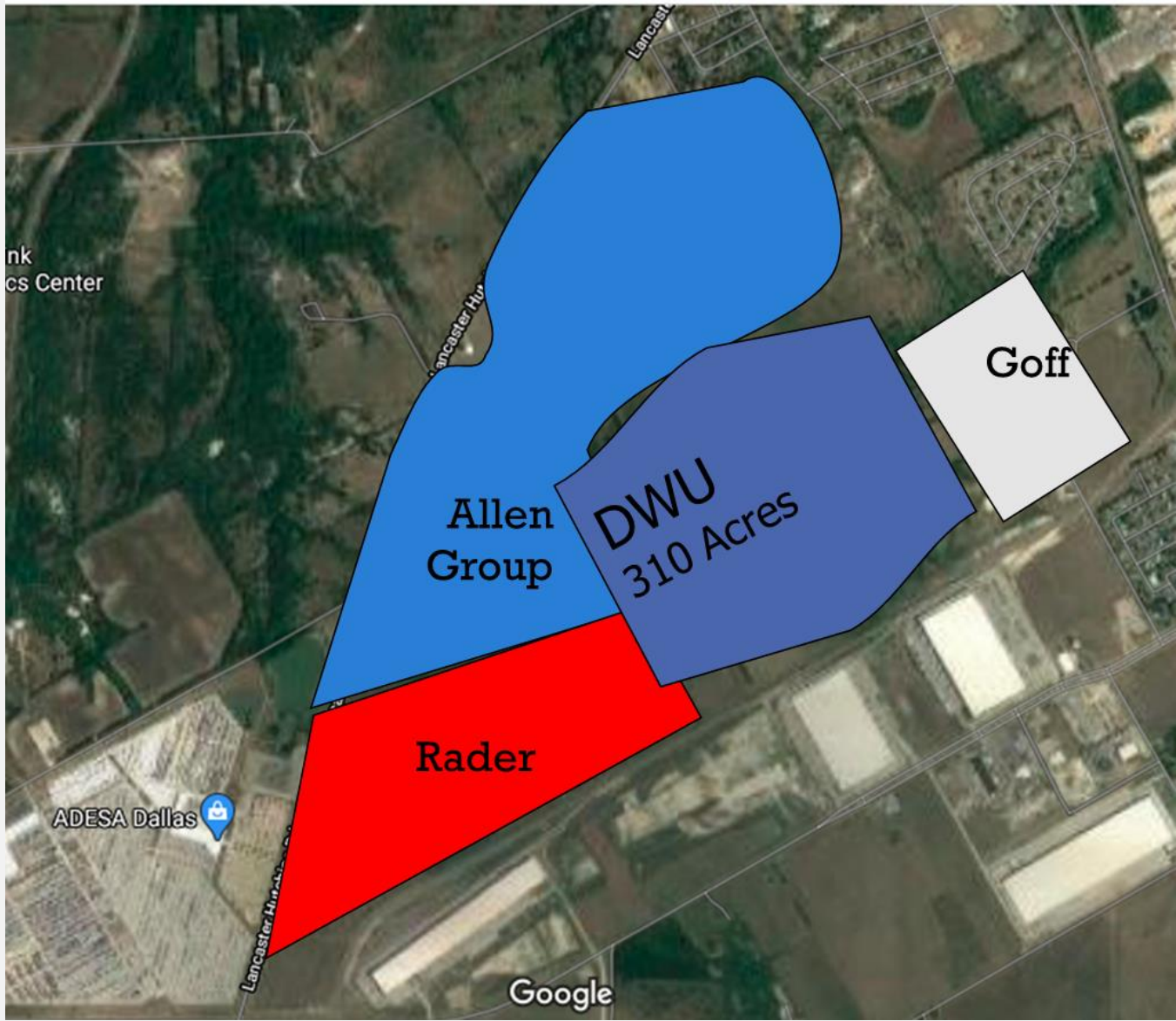




# Southaven



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



# Pinto Road

