



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

**Thursday, November 21, 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 November 21, 2024 at 06:30 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.*

D. PUBLIC HEARINGS

None

E. REGULAR AGENDA

1. Consideration and Action regarding Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. (*Tabled from November 7, 2024 Meeting*)
2. Consideration and Action regarding RESOLUTION 241121, A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC) APPROVING A TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) TO THE CITY OF HUTCHINS GENERAL FUND FOR THE PURPOSE OF A HUTCHINS RECREATION CENTER.
3. Staff Report

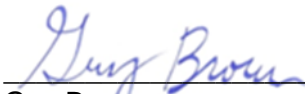
F. EXECUTIVE SESSION

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 November 21, 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, November 15, 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.



STAFF REPORT

MEETING DATE: November 21, 2024

MEETING TYPE: HEDC Board of Directors

SUBMITTED BY: Guy Brown

AGENDA CAPTION: Consideration and Action regarding Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. *(Tabled from November 7, 2024 Meeting)*

Presented by: Guy Brown, Executive Director

Background Information

Earlier this year the HEDC Board and City Council approved a Local Business and Façade Grant Program and Budget. The Applicant is requesting assistance with improvements to a Shopping Center that includes 209, 211 and 213 North Main Street in Hutchins.

Budget Implications

Whatever funds are approved, if any, will come from the Local Business Grant Line Item.

Operational Impact

The is minimal impact on operations. The Business will have completed the work and establish a Certificate of Occupancy before any funds are released.

Legal Review

The City Attorney will draft any final agreements.

Staff Recommendation

Staff Recommends that the Board review the request and determine if any grant is warranted.

Supporting Documentation and Attachments

- Grant Application from Connie Nelson
- Estimate of Work
- Photos of Location

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

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

II. Property Owner Information (if different from Applicant)

- A. Owner Name: Connie Nelson
- B. Business Name:
- C. Street Address: 211 & 213 N. Main St. 209 N. Main St.
- D. Mailing Address: 412 Meadowview Dr. Cleburne, Tx. 76033
- E. Work Phone:
- F. Cell Phone: 817-517-1955
- G. Email: CRAZYCONNIE@GMAIL.COM

III. Property and Project Description

A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program: 209, 211, 213 N. Main St, Hutchins, Tx. 75141

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.

L's Barber Shop
Big Moose BBQ

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)

Start Date: 5/1/24

End Date: 10/24

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:

Property Owner Signature:

Date: 10/9/24
(if different from applicant)

Corrie Neba

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

Application

Complete

Incomplete

Missing Items:



TRES HERMANOS CONSTRUCTION LLC

CLIENT **Big Moose BBQ**
 ADDRESS **203 n main street hutchins tx**
 EMAIL Trayfay4@gmail.com
 DATE **Oct 15, 2024**
 PO # **469-569-4342**

Tres Hermanos Construction
Treshermanosroofing@outlook.com

ITEM	PRICE	QTY	TOTAL
Demolition (back Area Of Resturant) Clean up of all debris in the back of restaurant	\$10,000.00	1	\$10,000.00
18 Wheeler Trailor Haul Off Removal of 18 wheeler trailers (contents inside as well)	\$2,000.00	2	\$4,000.00
DRY STORAGE RENOVATION Dry storage will include from top from the ceilings to the bottom doing the flooring in dry storage area and sheet rock walls as well ...	\$2,250.00	1	\$2,250.00
Tape And Bed Tape and bed in whole building	\$1,500.00	1	\$1,500.00
Privacy Wall Privacy wall from kitchen to rest of dining area	\$675.00	1	\$675.00
Regular Sheet Rock	\$17.98	10	\$179.80
Fire Retardant Sheet Rock Required to pass code	\$23.98	10	\$239.80
FENCE DOOR (side And Back) Gate doors will be fixed on the south of the property and the west of the property (price does not include total fence)	\$275.00	2	\$550.00
Bathroom Door 24x80 optional can go to next size up	\$110.00	1	\$110.00
Commercial Kitchen Swinging Doors	\$875.00	1	\$875.00
LABOR	\$10,000.00	1	\$10,000.00
Landscaping	\$1,225.00	1	\$1,225.00
ELETRICAL	\$10,000.00	1	\$10,000.00
Estimate	\$0.00	1	\$0.00
INSTALLATION OF GREASE TRAP AND VENTEL HOOD	\$3,250.00	1	\$3,250.00
Exterior paint, trim, and caulking	\$5,400.00	1	\$5,400.00
4x6 NEON SIGNS	\$1,445.00	2	\$2,890.00
	SUBTOTAL		\$53,140.00

PHOTOS of 209, 211 and 213 Main

10/29/24



PHOTOS of 209, 211 and 213 Main

Section E, Item 1.

10/29/24



PHOTOS of 209, 211 and 213 Main

Section E, Item 1.

10/29/24



PHOTOS of 209, 211 and 213 Main

10/29/24



PHOTOS of 209, 211 and 213 Main

Section E, Item 1.

10/29/24





STAFF REPORT

MEETING DATE: November 21, 2024

MEETING TYPE: Hutchins EDC Board of Directors

SUBMITTED BY: Guy Brown

AGENDA CAPTION: **RESOLUTION 241121, A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC) APPROVING A TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) TO THE CITY OF HUTCHINS GENERAL FUND FOR THE PURPOSE OF A HUTCHINS RECREATION CENTER.**

Presented by: Guy Brown, Executive Director

Background Information:

The City of Hutchins, in partnership with the Hutchins Economic Development Corporation (HEDC), has identified the development of a Hutchins Recreation Center as a priority project, recognizing its potential to enhance community amenities, increase quality of life, and provide economic benefits. On November 5, 2024, the citizens of Hutchins voted in favor of this initiative through a public referendum. In September of this year, the HEDC allocated Three Million Dollars (\$3,000,000) in its budget specifically for the development of the recreation center, and the City Council subsequently approved this budget allocation.

Budget Implications:

The transfer of \$3,000,000 from the HEDC to the City of Hutchins General Fund has been budgeted by the HEDC for the development of the Hutchins Recreation Center. This allocation is expected to cover a portion of the costs associated with the center's establishment, in line with HEDC’s mission to support community-enhancing projects, including the purchase of land for the location of the Center.

Operational Impact:

The establishment of the Hutchins Recreation Center is anticipated to bring substantial benefits to the residents of Hutchins, offering new recreational opportunities and enhancing the community’s overall appeal. This project aligns with HEDC’s strategic goals by promoting a higher quality of life and potentially attracting more residents and businesses to Hutchins.

Legal Review:

The transfer and project proposal have been reviewed in compliance with applicable legal requirements. The HEDC Board and the City Council have approved the project, and the community supported the initiative through a recent referendum.

Staff Recommendation:

Staff recommends approval of Resolution #241121 to authorize the transfer of funds and proceed with the development of the Hutchins Recreation Center as planned.

Supporting Documentation and Attachments:

- Resolution #241121

HUTCHINS ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION #241121

A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC) APPROVING A TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) TO THE CITY OF HUTCHINS GENERAL FUND FOR THE PURPOSE OF A HUTCHINS RECREATION CENTER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Hutchins Economic Development Corporation (HEDC) is committed to fostering economic growth and community development within the City of Hutchins; and

WHEREAS, the City of Hutchins has identified the development of a Hutchins Recreation Center as a key project that will provide significant community benefits, including improved quality of life, recreational opportunities, and potential economic impacts; and

WHEREAS, the Hutchins Economic Development Corporation budgeted Three Million Dollars (\$3,000,000) for this purpose in the 2024 – 2025 Fiscal Year; and

WHEREAS, the citizens of Hutchins expressed their support for the Hutchins Recreation Center by approving a referendum on November 5, 2024, thereby affirming the community’s desire for this development; and

WHEREAS, the Hutchins Recreation Center is expected to enhance the well-being of Hutchins residents and contribute to the community’s overall attractiveness, aligning with the strategic goals of the HEDC to support projects that promote sustainable community development and livability;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Hutchins Economic Development Corporation, that:

1. **Approval of Transfer:** The HEDC Board of Directors hereby approves the transfer of Three Million Dollars (\$3,000,000) to the City of Hutchins General Fund specifically for the purpose of funding the development and establishment of a Hutchins Recreation Center (the “Center”), including, but not limited to, payment of costs relating to the purchase of property for the location of the Center and/or costs relating to the design and construction of the Center.
2. **Authorization of Execution:** The HEDC Executive Director, is authorized to take all necessary actions to facilitate this transfer in accordance with applicable laws and regulations.
3. **Effective Date:** This resolution shall take effect immediately upon approval.

DULY PASSED AND APPROVED by the Hutchins Economic Development Corporation, on this
the 21st day of November 2024.

Raymond Elmore, President
Hutchins Economic Development Corporation

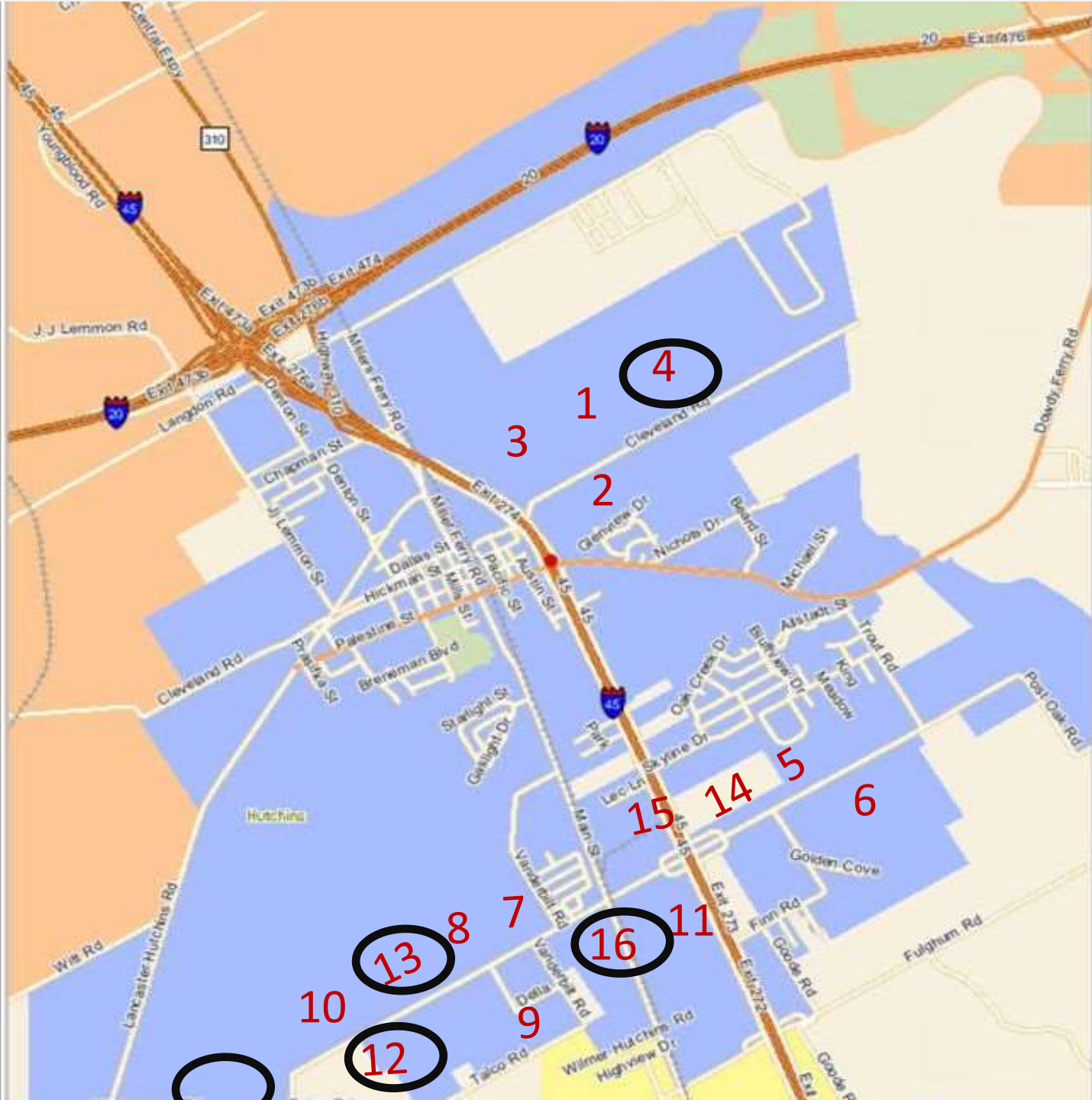
ATTEST:

Guy Brown, Executive Director
Hutchins Economic Development Corporation



Hutchins EDC
UPDATE

November 21, 2024



- 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

Chick fil a



Chick fil a



Chick fil a



Chick fil a



Charger Logistics



Sub Zero



Sub Zero



Seefried 3 & 4 January 2023



USAA Seefried November 2024

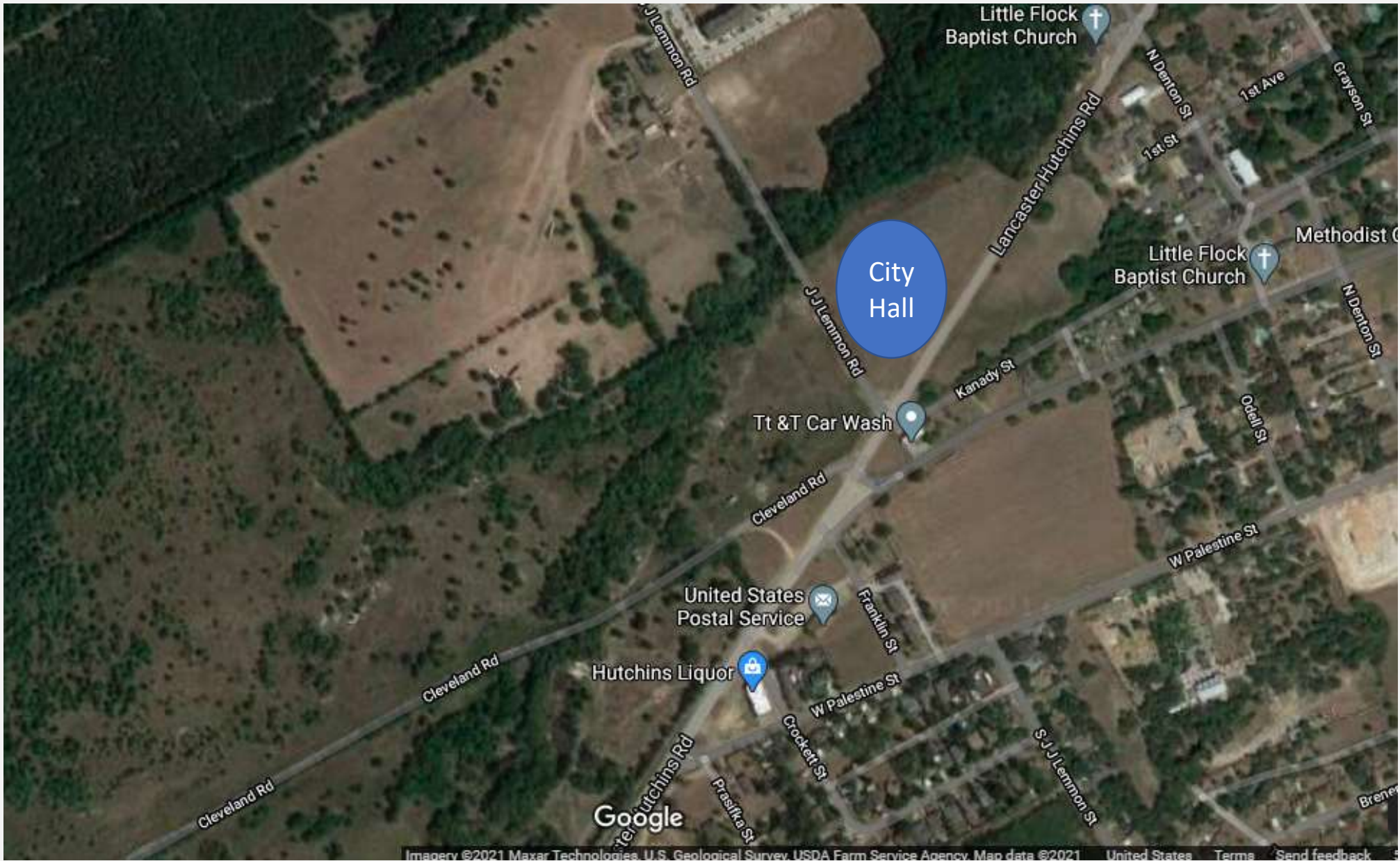


Majestic 2



- 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 ‘
 - *Vacant(Building 4)* 200,000 ‘
 - *Cummins Air Filter* 100,000 ‘
 - *Nina Shoes* 100,000 ‘
- *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



Town Center



City Hall



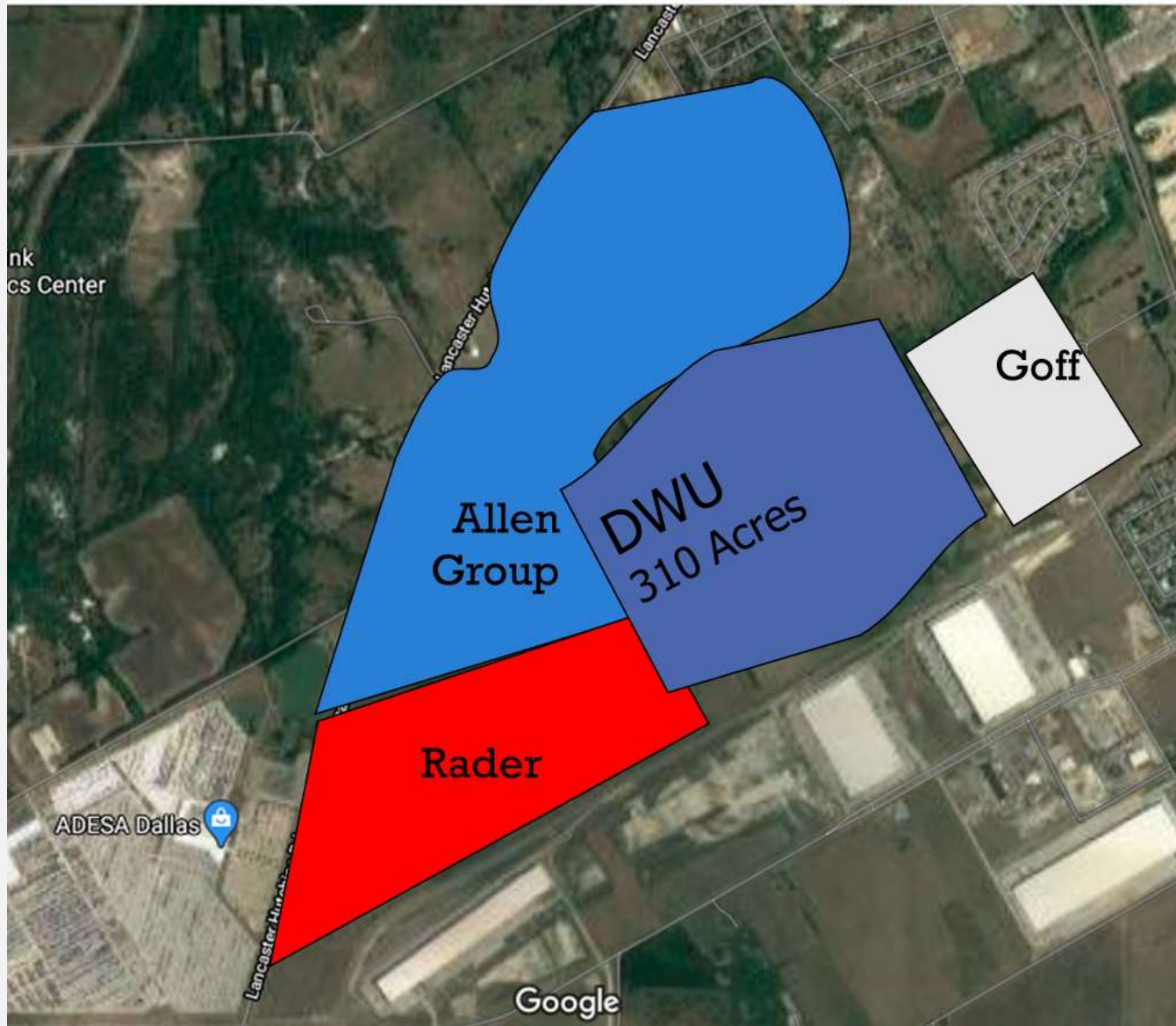
City Hall

Southaven





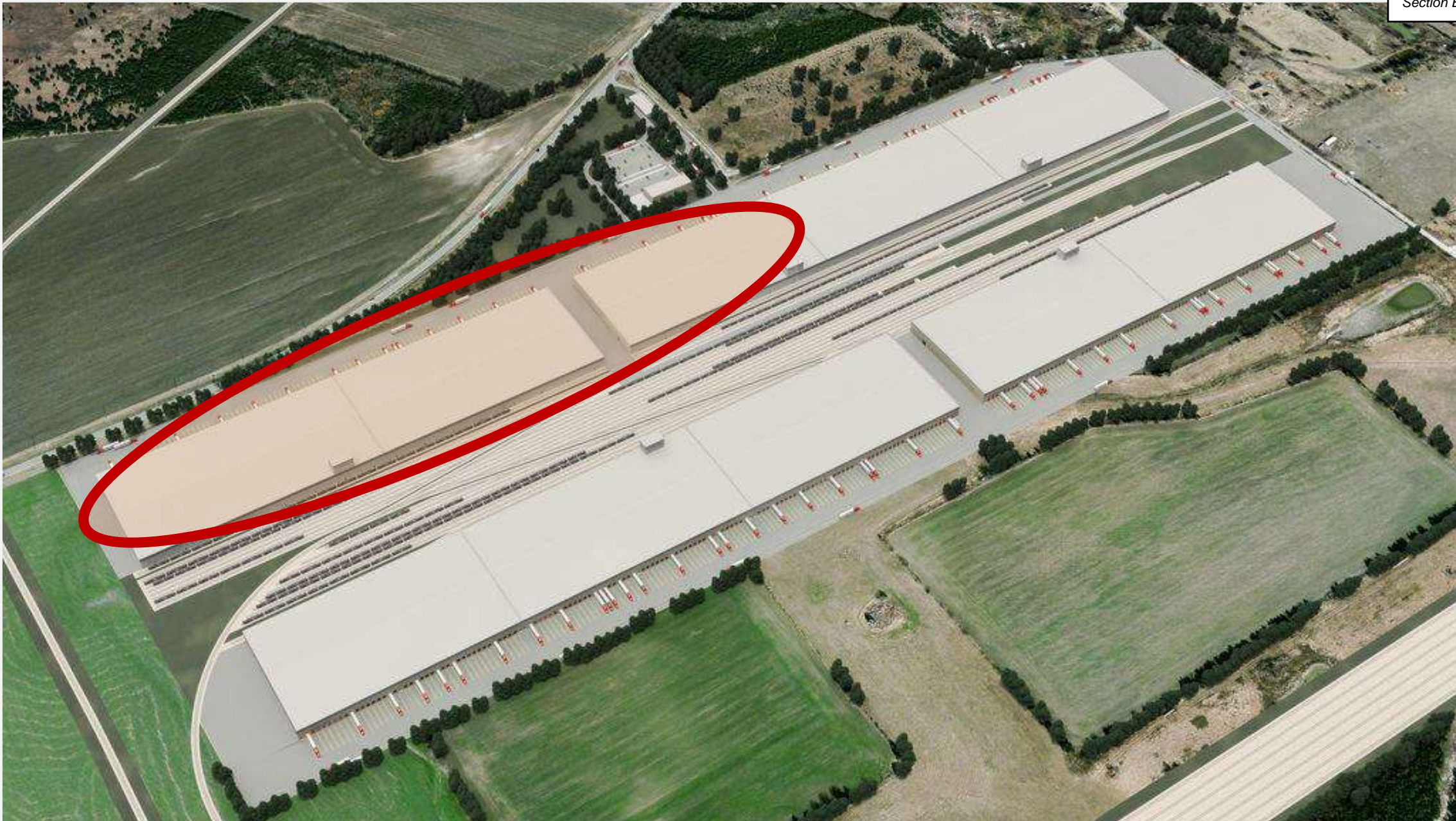




Lancaster
Hutchins
Commercial
3 – 8 years

Upcoming Items

- Entry Feature at Dowdy Ferry
- Recreation Center Planning
- 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

