



**CITY OF HUTCHINS
HUTCHINS EDC
AGENDA**

**Thursday, February 13, 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 February 13, 2025 at 06:30 p.m. to conduct a Regular Meeting at the Hutchins City Hall located at 321 Main 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 January 16, 2025.

D. PUBLIC HEARINGS

E. REGULAR AGENDA

2. Discussion and Action regarding request from Prime Rail 45 for Roadway Median Improvements to Wintergreen Road.
3. Discussion and Action regarding request for Local Business Grant for Property located at 801 West Palestine, Suite 106.
4. Staff Report

F. The Hutchins Economic Development Board of Directors will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

§ 551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect:

- a) Project Visitation.
- b) Project Pinto.

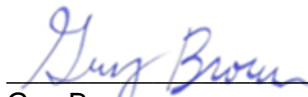
G. **RECONVENE INTO REGULAR SESSION** and take any action necessary as a result of Executive Session.

5. Take action, if any, as a result of Executive Session:

- a. Discussion and action regarding economic development negotiations with Project Visitation.
- b. Discussion and action regarding economic development negotiations with Project Pinto.

H. ADJOURNMENT

Certification: I certify that a copy of the February 13, 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 Monday, February 10, 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, JANUARY 16, 2025 – 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 January 16, 2025, 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.

Roll Call

A quorum of the Board of Directors was established. At Roll Call, Ms. Madrigal was absent. All the other members of the Board of Directors were present.

Invocation

Invocation was given by Mr. Nichols.

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 November 21, 2024.

Mr. Nichols made a motion to approve the minutes of November 21, 2024. The motion was seconded by Mr. Odom and passed unanimously.

**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 21, 2024 Meeting).

The Board reviewed the Application for Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. Brandon Ashley owner of Big Moose BBQ and Soul Food represented the project.

After discussion, Mr. Johnson made a motion to approve up to a \$16,000 grant for the project and recommend it to the City Council. The motion was seconded by Mr. Vasquez and passed unanimously.

2. Consideration and Action regarding acceptance of the Hutchins Economic Development Corporation Annual Financial Report for Period Ending September 30, 2023 performed by BrookWatson & Co.

The Board discussed the audit and asked questions.

After discussion, Mr. Nichols made a motion to accept the Hutchins Economic Development Corporation Annual Financial Report for Period Ending September 30, 2023 performed by BrookWatson & Co. The motion was seconded by Mr. Johnson 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. 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. Odom made a motion to adjourn the meeting. Mr. Nichols seconded the motion. The Board, by unanimous vote, adjourned the meeting at 6:54 p.m.

Approved:

Raymond Elmore, President



HEDC AGENDA STAFF REPORT

MEETING DATE: February 13, 2025
SUBMITTED BY: Guy Brown, EDC Ex. Dir.
AGENDA CAPTION: Discussion and Action regarding request from Prime Rail 45 for Roadway Median Improvements to Wintergreen Road

Prime Rail 45 is requesting assistance from the Hutchins EDC to support improvements to the roadway medians along Wintergreen Road.

They are seeking collaboration with the Hutchins EDC to help fund these improvements, which may include landscaping, lighting, and other upgrades. These enhancements will contribute to the economic growth of the area, create a more welcoming environment for businesses, and improve the overall appearance of this transportation corridor.

Budget Implications

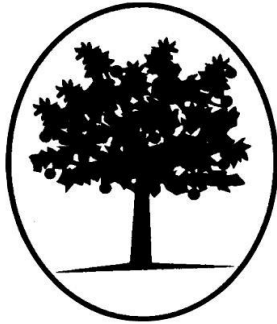
The total estimate for the improvements is \$75,074.

Attachments

Attached are an estimate of the improvements and some photos of the medians designated for improvement.

Staff Recommendation

Staff recommend meeting with Mike Rader and determining the amount of participation, if any, the HEDC would consider for this project.



Red Oak Gardens LLC

1929 Wind Lake Circle
Garland, TX 75040
469-360-7463

Date: 09 /12//24

To: Mike Rader

Company:Prime Rail Interests LLC

RE For The Landscape Upgrades along Wintergreen Street in the City of Hutchins in 9 Islands in the middle of the street will make 17 beds in the middle of the islands and remove all the rock and re sod 2 islands to beautify the street

Mr. Mike

I'm pleased to provide this estimate For The Landscape Upgrades along Wintergreen Street in the City of Hutchins in 9 Islands in the middle of the street will make 17 beds in the middle of the islands and remove all the rock and re sod 2 islands to beautify the street We have 2 large Middle Islands with rock and crush Granite will remove all the rock and crush granite will spread organic top soil to install new Bermuda Sod in the 2 Islands Will make 17 shrub beds in the middle of the islands 2 large islands with 3 beds each 4 Medium Islands with 2 beds and 3 small islands with 1 bed each

Will use the following planting materials

1,250 Square yards of Tiff Bermuda sod at \$18.75 each

525 Assorted Yuccas , Red Yuccas, Gloriosas and Green Yuccas in a3 gallon container at \$35.00 each

34 Tons of Decomposed Granite at \$385.00 each

34 Tons of Native River Rock at \$425.00 each

Subtotal	\$ 69,352.50
Sales tax	\$ 5,721.58
Total	\$75,074.08

This price includes all the labor
Removal and disposal of all the brush and trash

Thank you, for your considerations of this estimate please don't hesitate to contact me if you have any questions. (469-360-7463)

Sincerely, Gaudencio R. Garcia



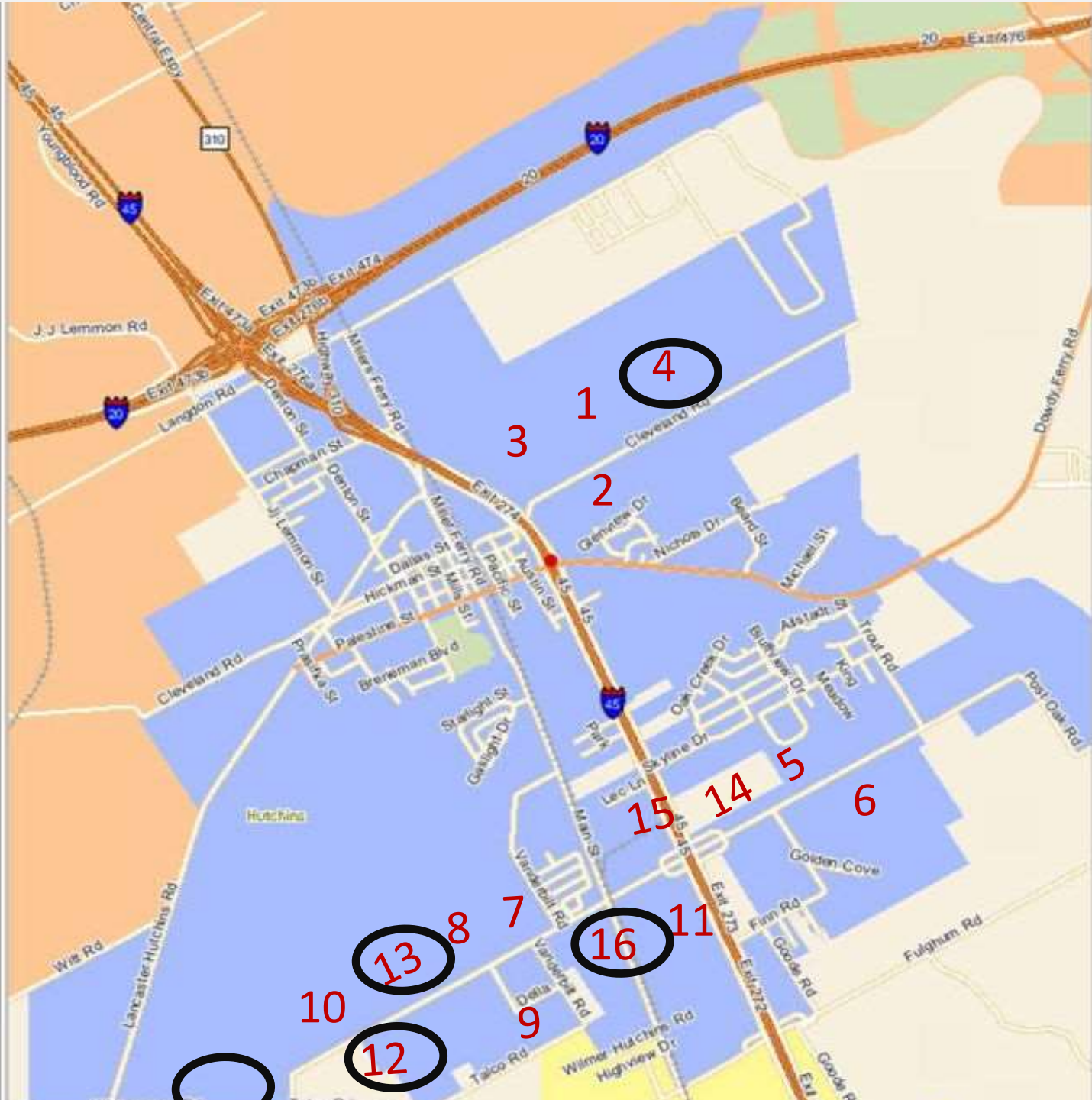






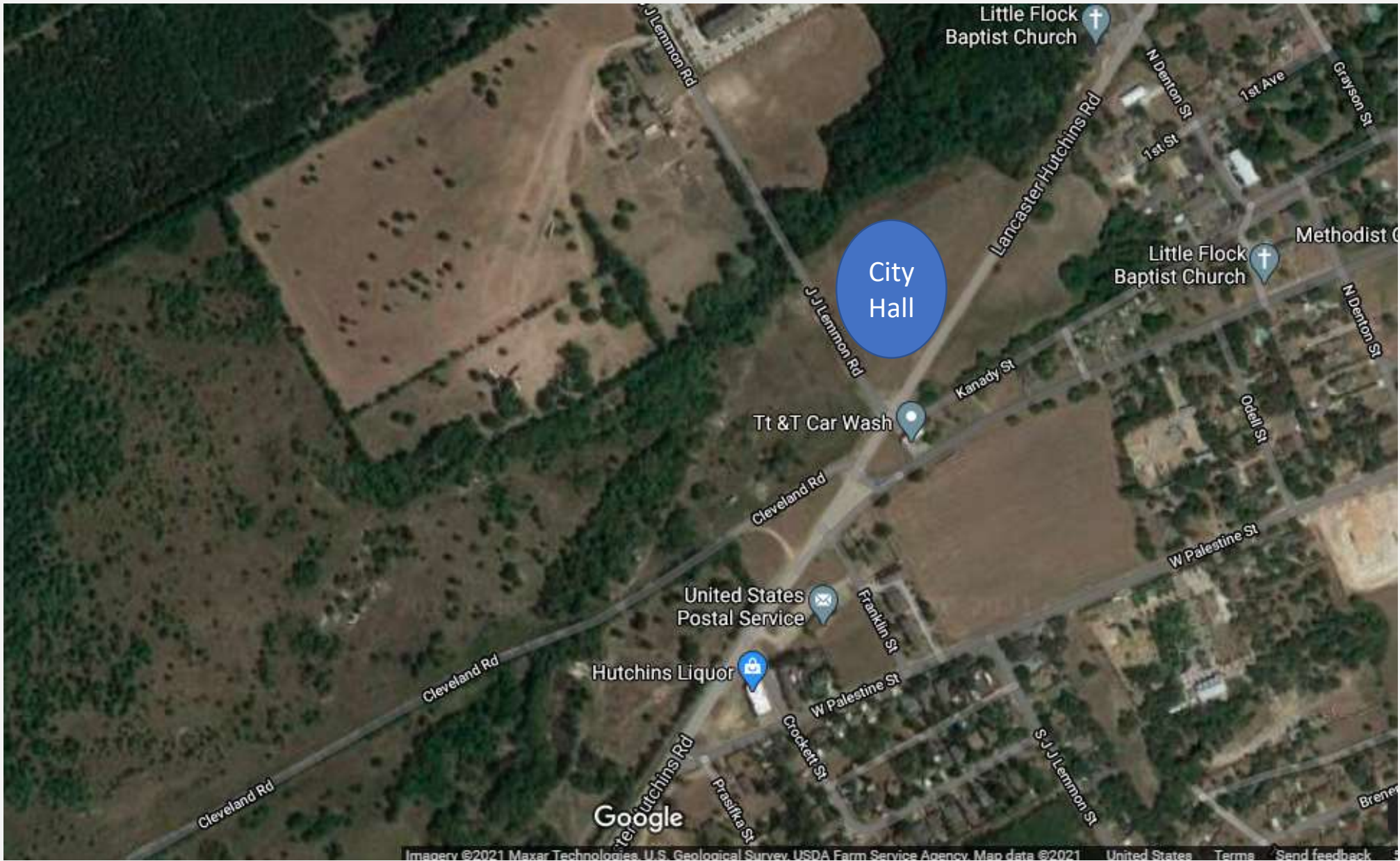
Hutchins EDC
UPDATE

February 13, 2025



Section E, Item3.

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



Town Center



City Hall



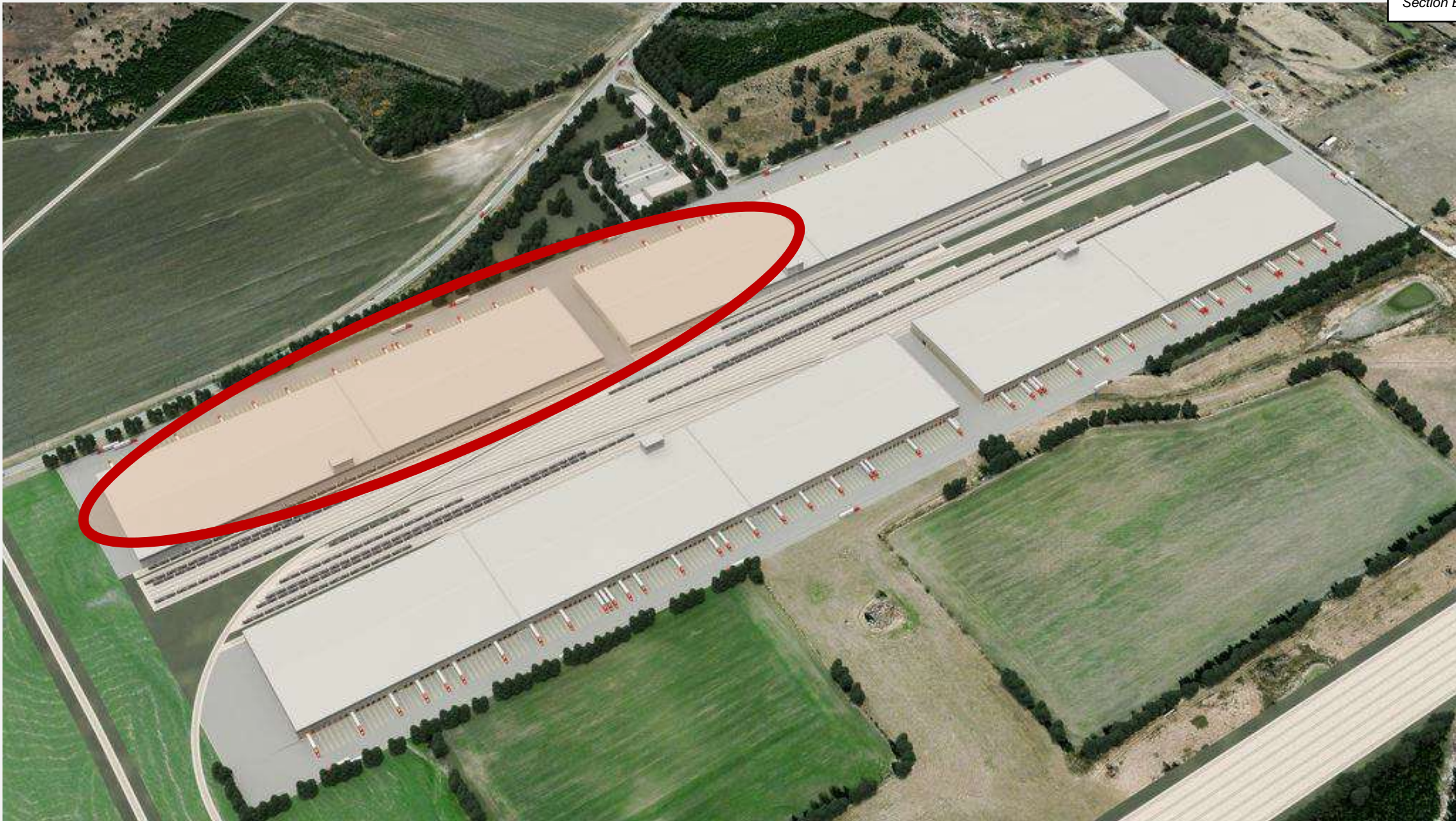


City Hall



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

