



**CITY OF HUTCHINS  
HUTCHINS EDC  
AGENDA**

**Thursday, July 09, 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 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, 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 June 11, 2026.

**D. PUBLIC HEARINGS**

**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.

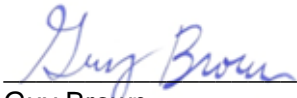
3. Presentation on HEDC Activities

**F. EXECUTIVE SESSION**

**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 July 09, 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](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Thursday, July 2, 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](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, JUNE 11, 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 June 11, 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 and Mr. Nichols were 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 March 19, 2026.**

Mr. Odom made a motion to approve the minutes of March 19, 2026. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS**  
NONE.

**E. REGULAR AGENDA**

2. **Consideration and action approving Resolution 260611-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2026 – 2027 Fiscal Year to the Hutchins City Council.**

The Board reviewed the proposed 2026 – 2027 HEDC Budget and asked questions. After discussion, Mr. Johnson made a motion to approve Resolution 260611-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2026 – 2027 Fiscal Year to the Hutchins City Council. The Motion was seconded by Mr. Odom and passed unanimously.

3. **Discussion of a Town Center District Plan.**

The Executive Director presented the Board of Directors with a report on the development of a Town Center District Plan. The Board asked questions and discussed the process of developing a Town Center. 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. Vasquez made a motion to adjourn the meeting. Mr. Odom seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:16 p.m.

**Approved:**

\_\_\_\_\_  
Raymond Elmore, President



# AGENDA STAFF REPORT

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**MEETING DATE:** July 9, 2026  
**SUBMITTED BY:** Guy Brown, Ex. Dir HEDC  
**AGENDA CAPTION:** Consideration and action regarding recommendation of Economic Development Grant to City Council for Coastal Crunch LLC related to property located at 101 South Interstate 45, Suite 6 in Hutchins.

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**Background Information**

The HEDC received a request for assistance from Coastal Crunch LLC related to property located at 101 South Interstate 45 Suite, 6 in Hutchins. Coastal Crunch LLC intends to install a grease trap, vent hood and fire suppression at the location.

**Budget Implications**

The cost of the grant would be derived from the Small Business Development Program line item of the HEDC Budget.

**Operational Impact**

If approved by the HEDC Board of Directors, the item would go to the City Council for final approval.

**Legal Review**

The City Attorney will draft an agreement related to the project.

**Staff Recommendation**

Staff recommends that the HEDC meet with representatives from Coastal Crunch LLC and determine the amount of assistance to be applied to the project, if any.

**Supporting Documentation and Attachments**

Application from Coastal Crunch LLC  
Estimates of work to be performed at 101 South Interstate 45 Suite, 6 in Hutchins.

## I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

## II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

## III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

#### **IV. Application Requirements**

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

#### **V. Submittal and Review Process**

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

#### **VI. Considerations for Grant Awards and Fund Allocation**

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

#### **VII. TXDoT Highway Signage Reimbursement**

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

### **VIII. Approved Grant Process**

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

### **Appendices**

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

# City of Hutchins Façade Improvement Grant Program Application

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## I. Applicant Information

- A. Applicant Name: Eyad elayan
- B. Business Name: Coastal crunch
- C. Street Address: 101 s interstate 45 ste 6 Hutchins tx
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone: 903-960-4221
- G. Email: E\_eddy1986@yahoo.com

## II. Property Owner Information (if different from Applicant)

- A. Owner Name: Amer hamdan
- B. Business Name: Hutchins plaza
- C. Street Address: 101 s interstate 45 ste 12
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone: 2146839089
- G. Email:

## III. Property and Project Description<sup>4</sup>

A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program:

**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.

**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)**

Not sure yet<sup>5</sup>

Start Date:

End Date:

# 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:** Jun 5, 2026

**Property Owner Signature:**  
**Date:**  
*(if different from applicant)*

### Information Below to be Filled Out by City Staff Only

**Date Received:**  
**Staff Initials:**

**Application** 6  
 Complete   
 Incomplete

**Missing Items:**

# ESTIMATE

Bluebonnet Analytics and Design Corp  
6516 Briar Lake Trl  
Sachse, TX 75048

acc@rgwow.com  
+1 (214) 325-7565  
www.rgwow.com



Section

**Bill to**  
lyad Olyan  
Coastal Crunch Restaurant  
101 s interstate 45  
Hutchins, Texas 75141

**Ship to**  
lyad Olyan  
Coastal Crunch Restaurant  
101 s interstate 45  
Hutchins, Texas 75141

## Estimate details

Order Number: 26-0601

Estimate no.: 1017  
Estimate date: 06/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Signage</b>	Special curved 3 sides shape out door lighted sign with back light 8x8' with installation	1	\$10,640.00	\$10,640.00
2.	<b>Signage</b>	Estimated city permit fees	1	\$200.00	\$200.00
				Subtotal	\$10,840.00
				Sales tax	\$877.80
				<b>Total</b>	<b>\$11,717.80</b>

## Note to customer

To proceed with this order, simply respond to this email with "approved". If you have any questions, please reach out to us. You can email acc@rgwow.com or call 972.599.2131.

Accepted date

Accepted by

June 9, 2026

Coastal Crunch  
101 S. Interstate 45, Suite 6  
Hutchins, TX 76104

RE: Installation of 4'x 8'Walk in Cooler and Refrigeration Equipment

Attention: Mr. Eddy Elayan

Per your request, Argee Mechanical, LLC is pleased to submit for your r following services for the above-referenced project.

**Scope of Services:**

- Supply new walkin box and fabricate onto existing flooring.
- Set new condensing unit onto top of walkin.
- Install evaporator inside of walk-in.
- Install refrigerant piping (up to 10 ft.).

- Perform leak check and evacuation of all refrigeration piping.
- Perform start up and charge with correct amount of refrigerant (up to 5 lbs.).
- Operate system and check for proper operation.

**Project Summary Pricing:**

- **Estimated cost:\$21,750.00**

**Clarifications / Exceptions:**

1. Payment terms are 60% upon award, remainder upon completion.
2. Sales tax is not included.
3. Additions to insurance policies, such as additional insured and waiver of subrogati  
If additions are required to be added to any portion of an insurance policy additional
4. Removal of existing electrical conduit and sprinkler piping will be by others before  
New electrical service and connections, sprinkler installation will be by others. Repai



**Garland G36-6R Natural Gas Range with Standard Oven**

*plus* Ships via Common Carrier

▼ 1 ▲

TOTAL:  
**\$3,978.00**



**Cooking Performance Group 36" Gas Countertop Griddle Controls and 36", 2 Drawer Chef Base - 90,000 BTU**

*plus* Ships via Common Carrier

▼ 1 ▲

TOTAL:  
**\$2,299.00**



**Pitco® SG18-S Natural Gas 7 Steel Floor Fryer**

*plus* Ships via Common Carrier

▼ 4 ▲



**Regency 16 Gauge Stainless Steel 18" x 72" Heavy-Duty Wall Shelf**

*plus*

▼ 5 ▲

TOTAL:  
**\$682.45**



**Regency 17" x 15" Wall-Mounted Hand Sink with Gooseneck Faucet and Side Splash**

*plus* Product unavailable Free Shipping

▼ 1 ▲

TOTAL:  
**\$104.49**



**Regency 30" x 72" 16-Gauge Stainless Steel Commercial Work Table with 4" Backsplash and Undershelf**

*plus* Ships via Common Carrier

▼ 4 ▲

TOTAL:  
**\$1,369.96**



**Steelton 14" x 60" NSF Green Epoxy 5-Shelf Kit with 72" Posts**

*plus* Free Shipping

▼ 6 ▲

TOTAL:  
**\$779.94**



**Avantco SS-PT-60M-C 60" 2 Door Mega Top Stainless Steel Refrigerated Sandwich Prep Table with 11 1/2" Cutting Board**

*plus* Ships via Common Carrier Free Shipping

▼ 1 ▲

TOTAL:  
**\$2,429.00**



**Regency Spec Line 88" Three Compartment Commercial Sink with Two 18" Drainboards**

*plus* Ships via Common Carrier

▼ 1 ▲

TOTAL:  
**\$1,869.00**



**Avantco SS-3F-HC 81 5/16" Stainless Steel Solid Door Reach-In Freezer**

*plus* Ships via Common Carrier Free Shipping

▼ 1 ▲



**Lancaster Table & Seating 30" x 48" Rustic Walnut Solid Wood Live Edge Dining Height Table with 4 Boomerang Chairs**

▼ 6 ▲

**Cart total  
\$40,488.80**



## Invoice

### Golden eagle fire

205 Benton Drive Allen texas 75013-1164  
 Allen Texas 75013-1164  
 469-799-7655  
 Goldeneaglefire1@gmail.com

**BILL TO**  
 101 i45 ste12 Hutchins tx 75141

**Invoice #** 2118  
**Date** 10 Jun 2026  
**Due date** 17 Jun 2026

Item	Quantity	Price	Amount
<b>Venthood 14 foot</b> including makupair & exhaust fan &All stainless steel under the venthood	1	\$17,000.00	\$17,000.00
<b>Install fire suppression</b>	1	\$6,000.00	\$6,000.00
<b>Fire alarm installation</b>	1	\$7,000.00	\$7,000.00
		Subtotal	\$30,000.00
		Total	\$30,000.00



**PAY ONLINE NOW**

Amount due  
**\$30,000.00**

the invoice is paid

# The #1 Contractor

One Contractor for All Your Construction Needs

Client:	Eddy – Suite #6
Email:	Eddy1986@yahoo.com
Project:	Grease Trap & Commercial Plumbing Installation

## Scope of Work

- Install main 4" grease line for grease trap installation.
  - Install approximately 33 feet of 4" pipe and 30 feet of 3" pipe for cleanouts.
  - Install (3) 3" floor drains.
  - Install (2) floor sinks — one 2" floor sink and one 3" floor sink.
  - Install (1) mop sink.
  - Install (2) hand sinks.
  - Install (1) three-compartment sink.
  - Saw cut and trench approximately 36 feet of concrete for the main line installation.
  - Saw cut concrete area approximately 5' x 9' for grease trap installation.
  - Pour back concrete as needed after completion of work.
  - Install (2) cleanouts with bronze covers for the grease trap system.
  - Supply and install one 250-gallon plastic grease trap.
  - Install gravel base required for grease trap installation.
- 
- Complete installation of full grease trap system and required plumbing connections.
  - Price includes installation of hand sinks, mop sink, and three-compartment sink.

## Project Investment

Description	Amount
Material & Labor Included	\$23,500.00

## Payment Schedule

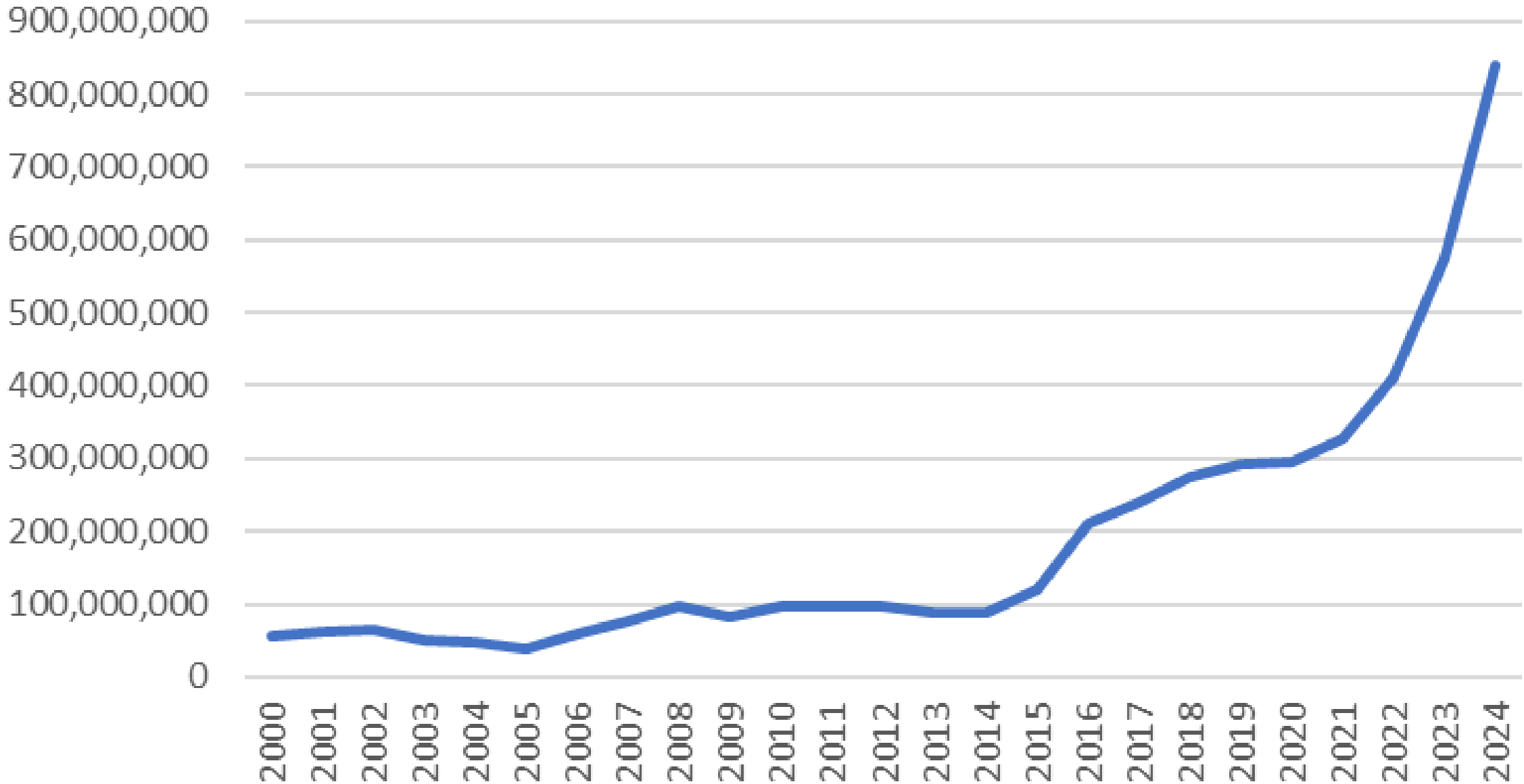
- 10% deposit required upon approval.
- 40% due once work has started.
- Remaining balance due upon completion of work.



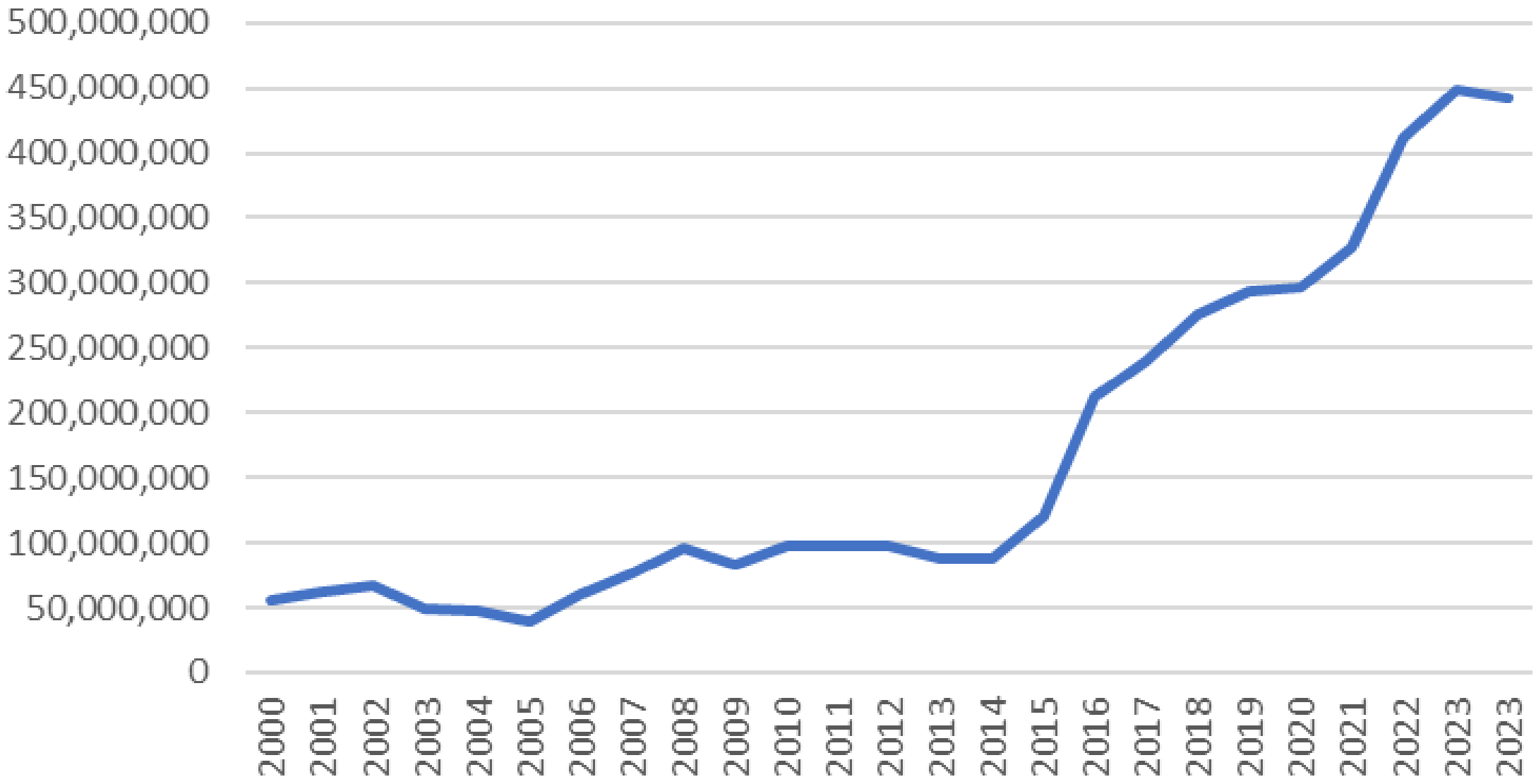
Hutchins EDC  
UPDATE  
June 9, 2026

# Real Property

Section E, Item 3.

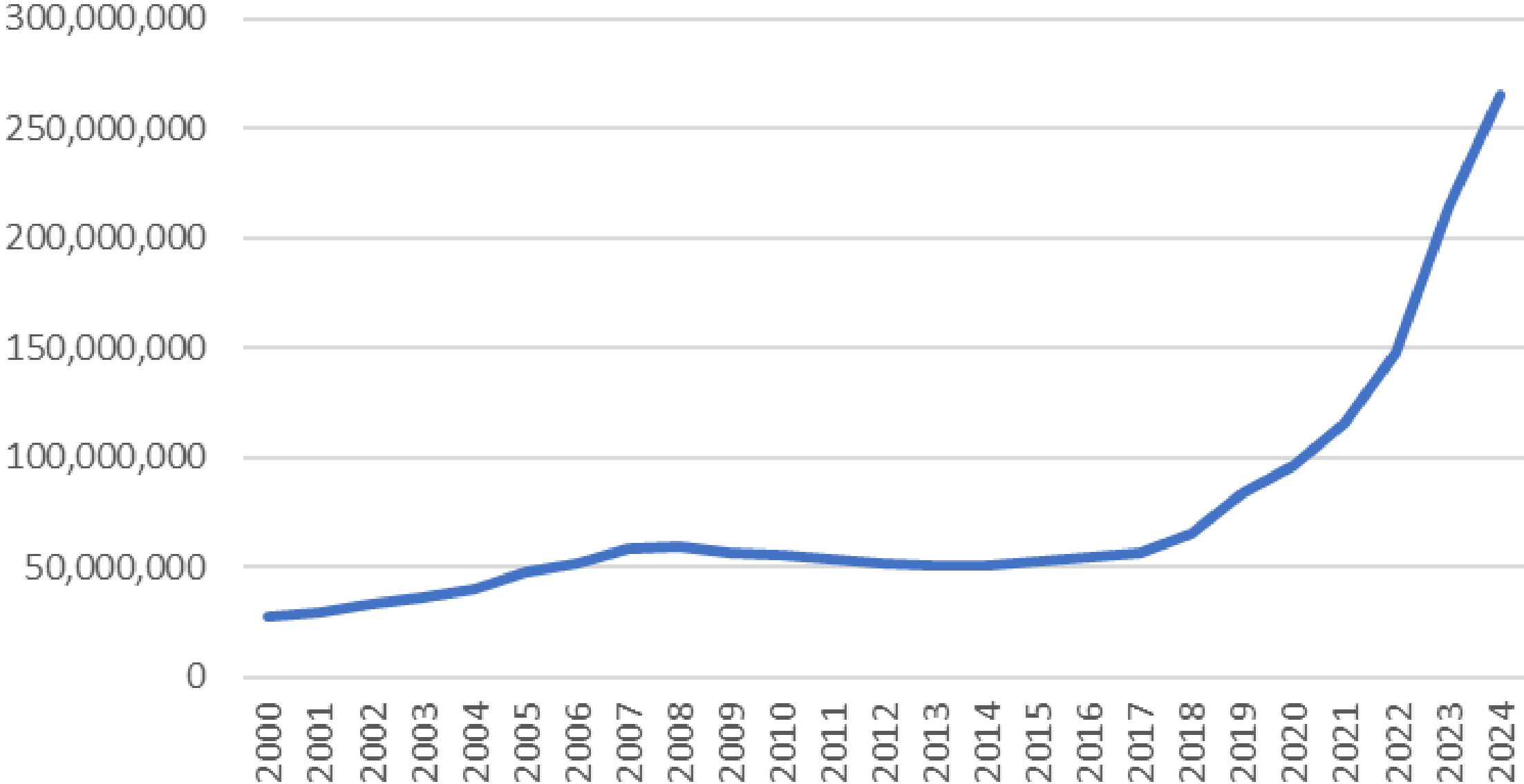


# Business Personal Property

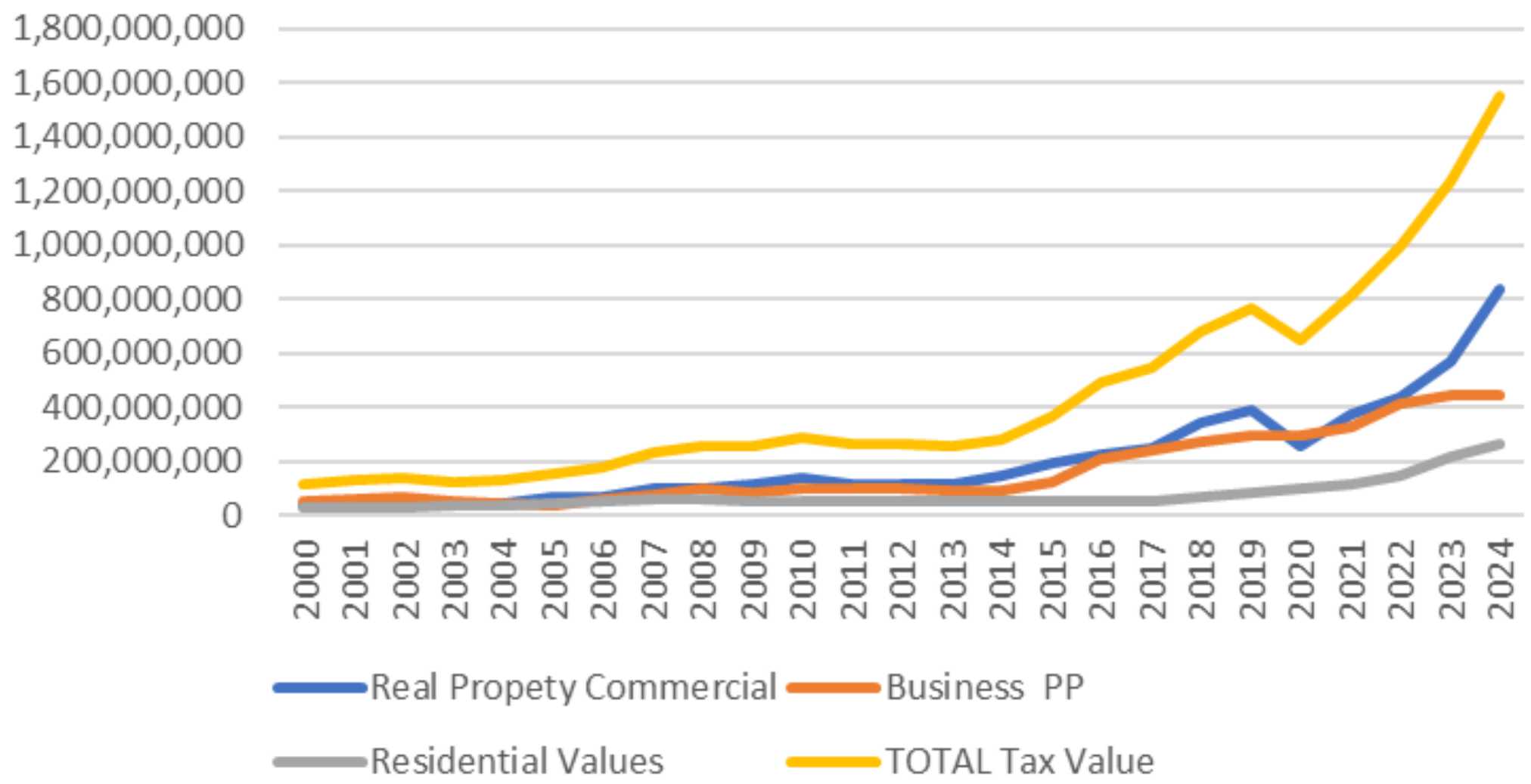


# Residential

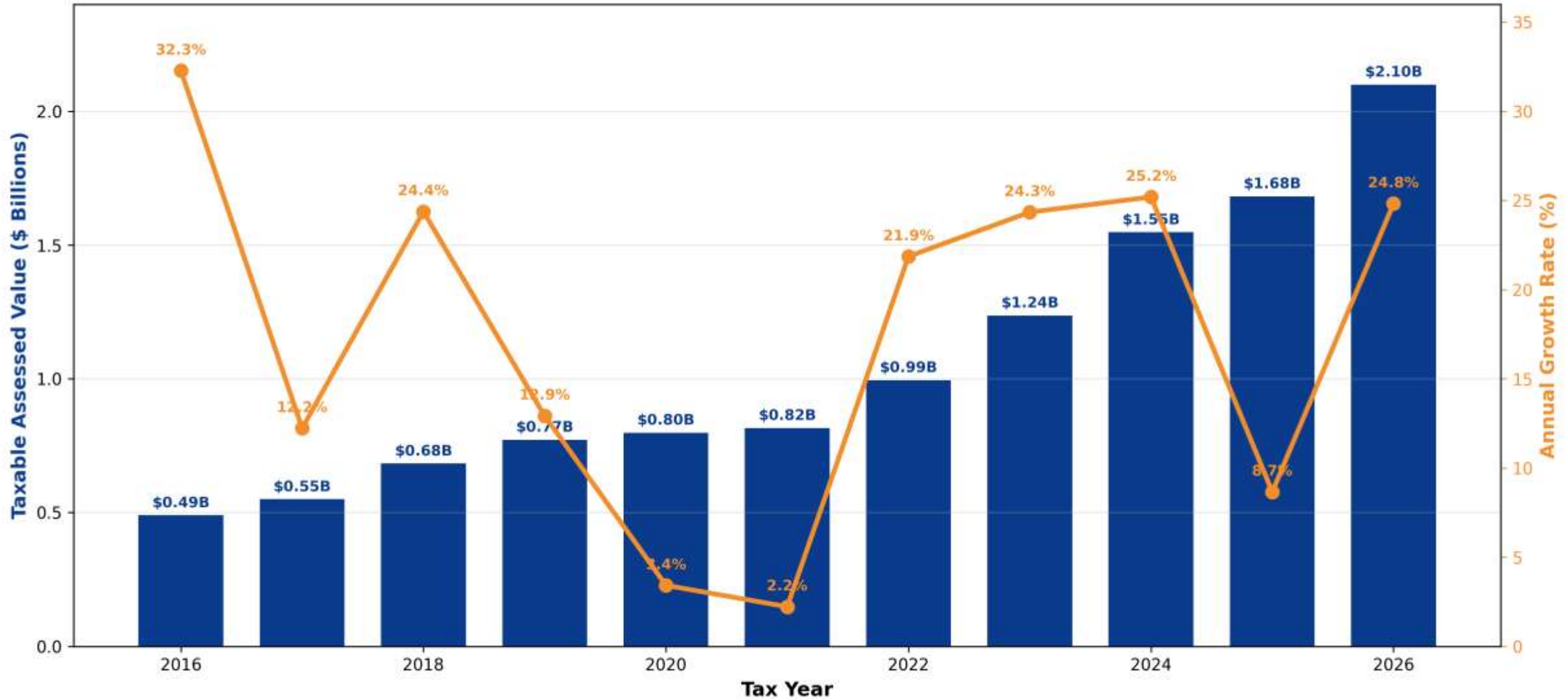
Section E, Item3.



# Property Values



# Taxable Assessed Value Growth 2016-2026



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

# Taxable Assessed Value

Tax Year	Fiscal Year	Taxable Assessed Value <sup>(1)</sup> <sup>(2)</sup>	Taxable Assessed Value Growth <sup>(1)</sup> <sup>(2)</sup>			
			Annual			
			\$	%		
2026	2027	\$2,099,723,359	\$417,533,681	24.82%	<b>3-Year Average</b>	
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%	<b>5-Year Average</b>	
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%	<b>10-Year Average</b>	
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

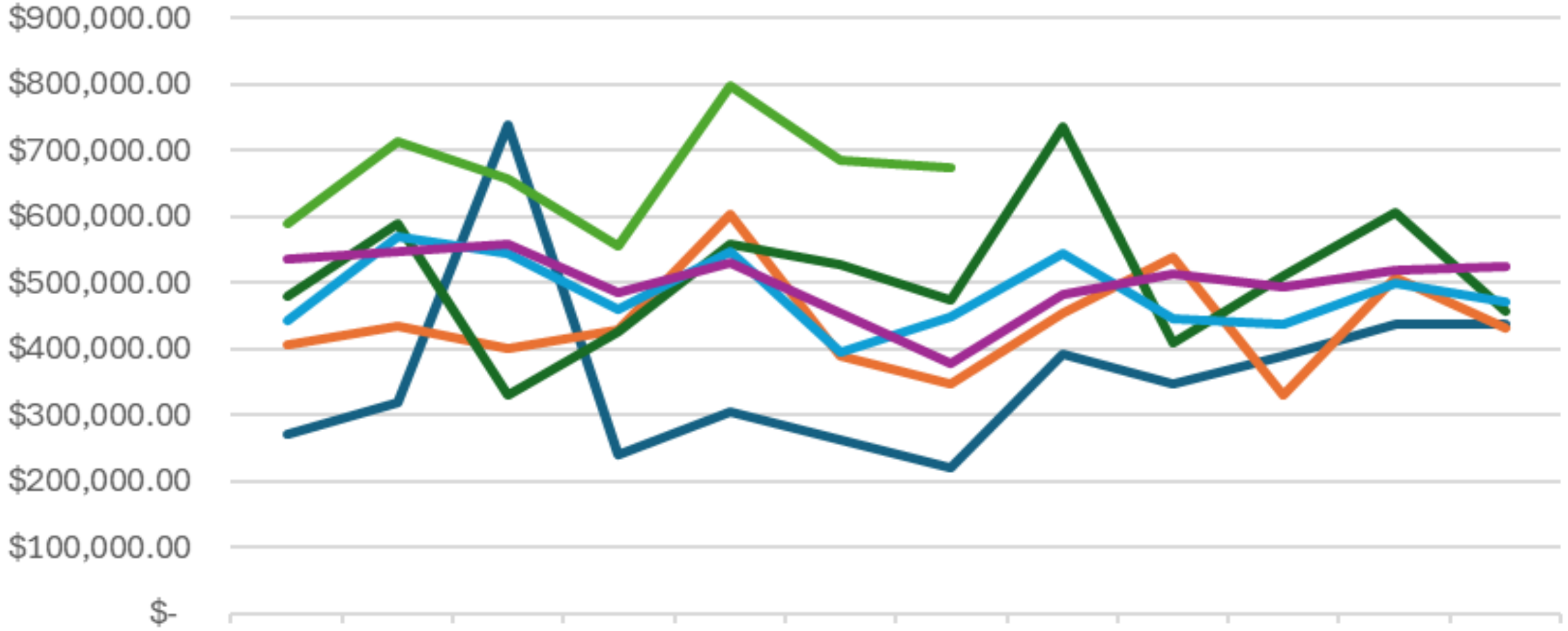
2) Purple - preliminary values from Dallas CAD indicate \$2,257,767,053 for Tax Year 2026.

(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

	<b>20-21 Collections</b>	<b>21-22 Collections</b>	<b>22-23 Collections</b>	<b>23-24 Collections</b>	<b>24-25 Collections</b>	<b>25-26 Collections</b>
	\$	\$	\$	\$	\$	\$
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

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OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP

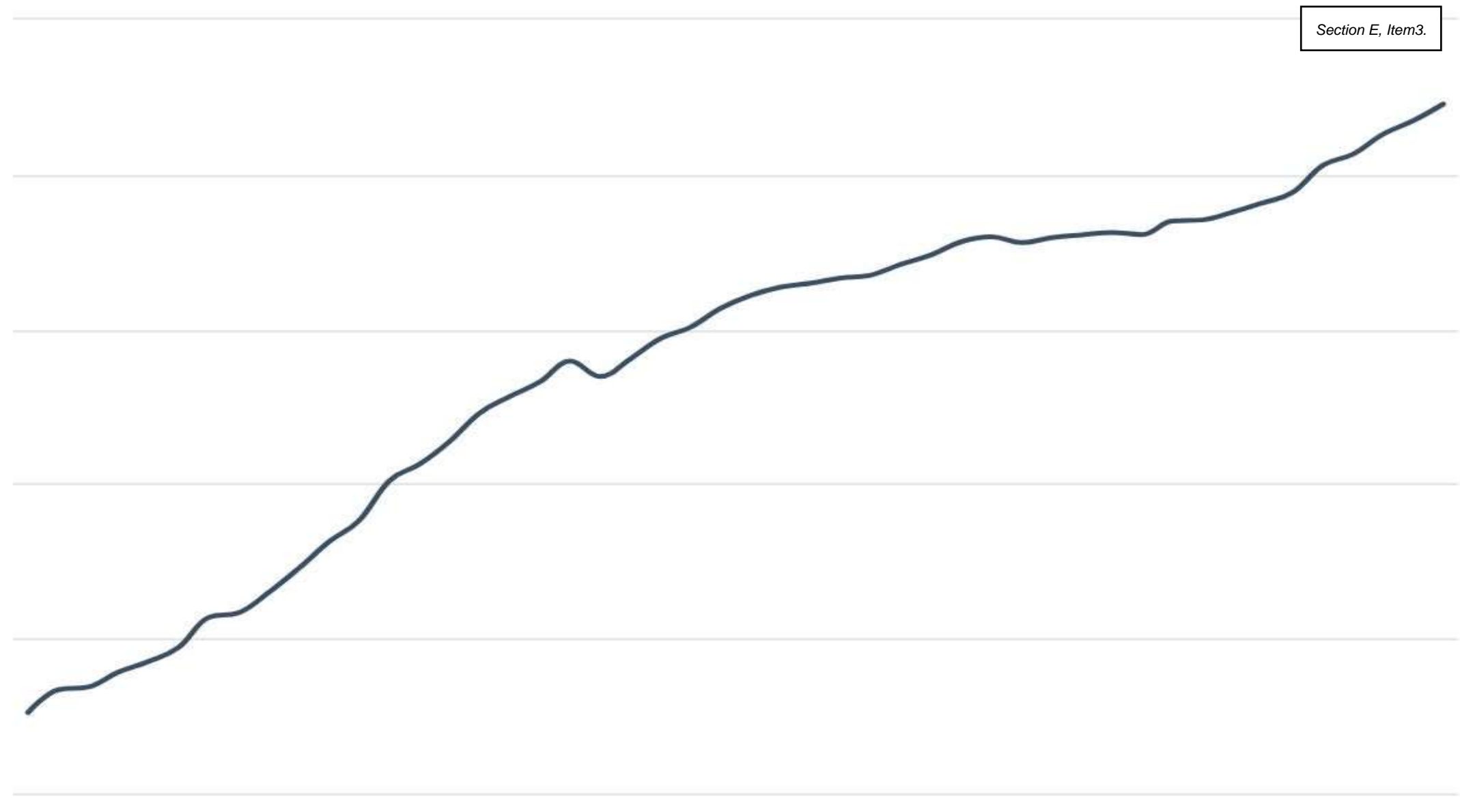
20-21 Collections 21-22 Collections 22-23 Collections  
23-24 Collections 24-25 Collections 25-26 Collections

	<b>20-21 Collections</b>	<b>21-22 Collections</b>	<b>22-23 Collections</b>	<b>23-24 Collections</b>	<b>24-25 Collections</b>	<b>25-26 Collections</b>
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	
	<b>41.08%</b>	<b>32.31%</b>	<b>17.54%</b>	<b>(1.94)%</b>	<b>3.46%</b>	<b>36.00%</b>

Moving Averages

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

— 12m average — 36m average



# Sales Tax Revenue

Tax Year	Fiscal Year	City Sales Tax Collections <sup>(1)</sup>	City Sales Tax Collections Growth <sup>(1)</sup>		
			Annual		
			\$	%	
2025	2026	\$4,084,933 <sup>(2)</sup>	\$1,170,087 <sup>(3)</sup>	40.14%	<b>3-Year Average</b>
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%	<b>5-Year Average</b>
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%	<b>10-Year Average</b>
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

**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 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.



# 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 (Complete)
    - 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

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## Business Locations 2014- Present

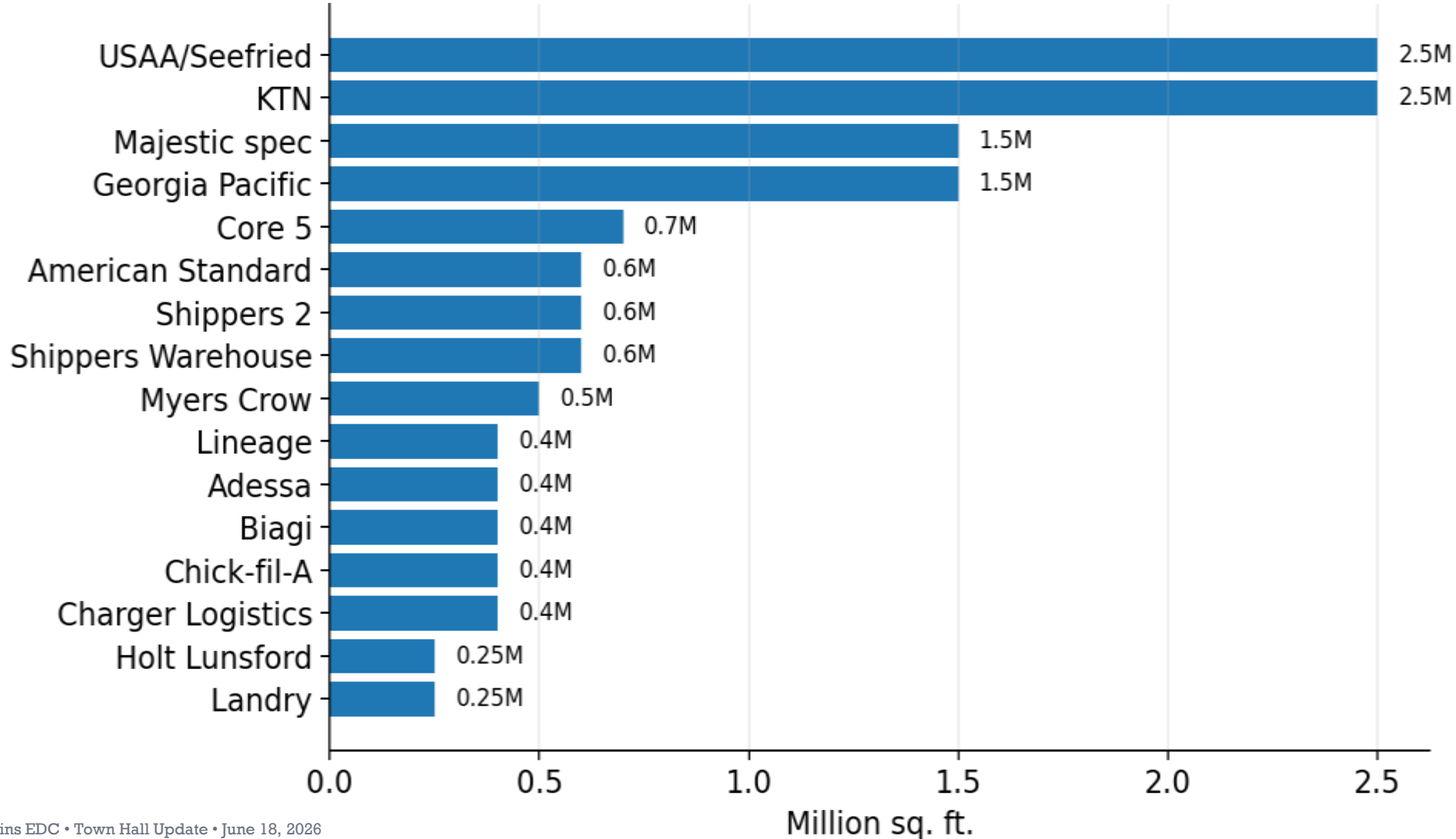
▪ Shippers Warehouse (Duke)	600,000 Sq. Ft.
▪ Shippers 2 (Duke)	600,000 Sq. Ft.
▪ American Standard (Duke)	600,000 Sq. Ft.
▪ Adessa (Allen)	400,000 Sq. Ft.
▪ Georgia Pacific (Hillwood)	1,500,000 Sq. Ft.
▪ Core 5	700,000 Sq. Ft.
▪ Biagi (Scannell)	400,000 Sq. Ft.
▪ <i>Chick Fil A (CFA)</i>	<i>400,000 Sq. Ft.</i>
▪ <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	300,000 Sq Ft
▪ Holt Lunsford (Dowdy Ferry)	250,000 Sq Ft.

**Approximately 21 Million Square Feet**

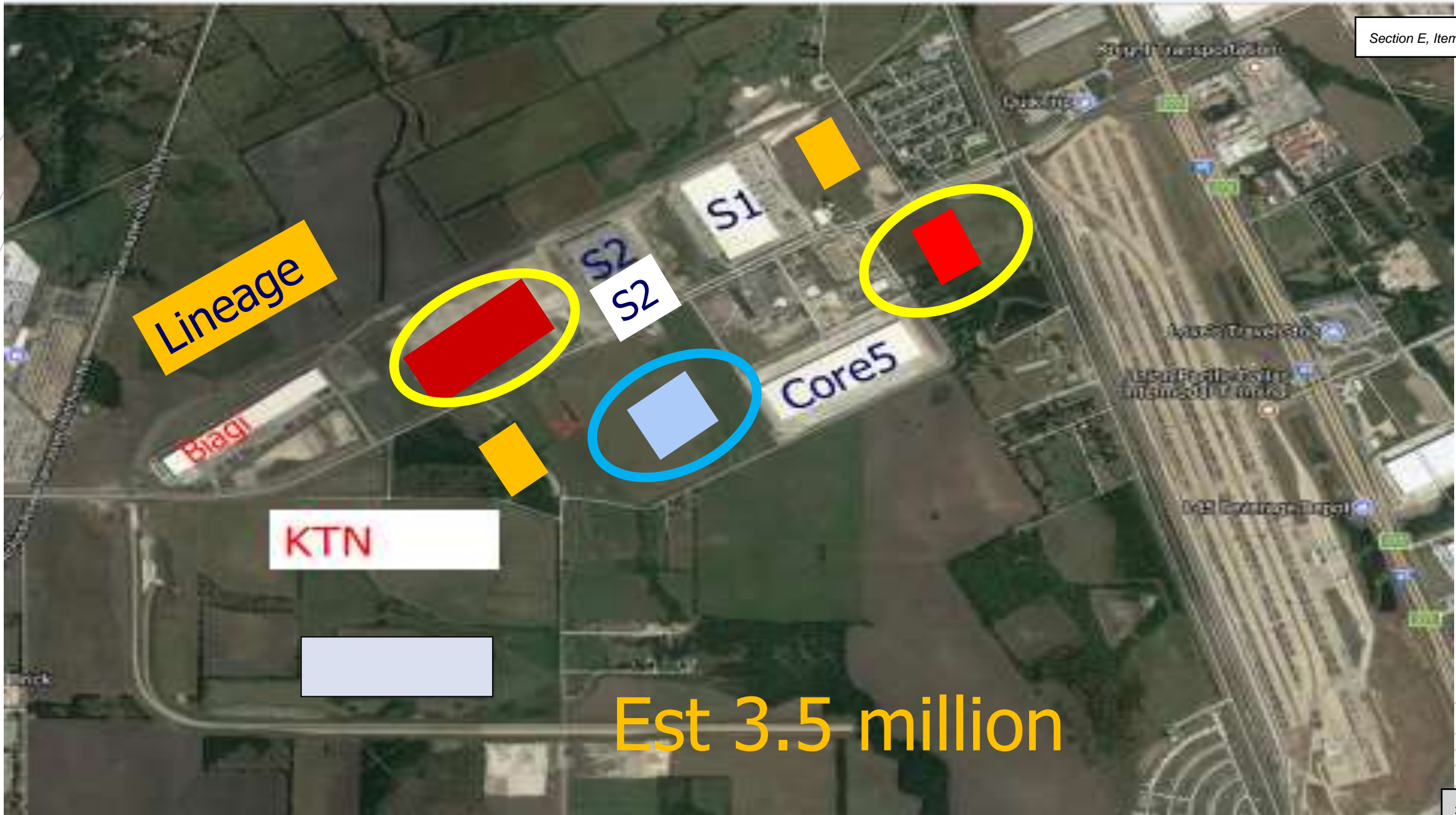
# Commercial growth:

**~21M SF**

## Industrial wins since 2012: scale by project





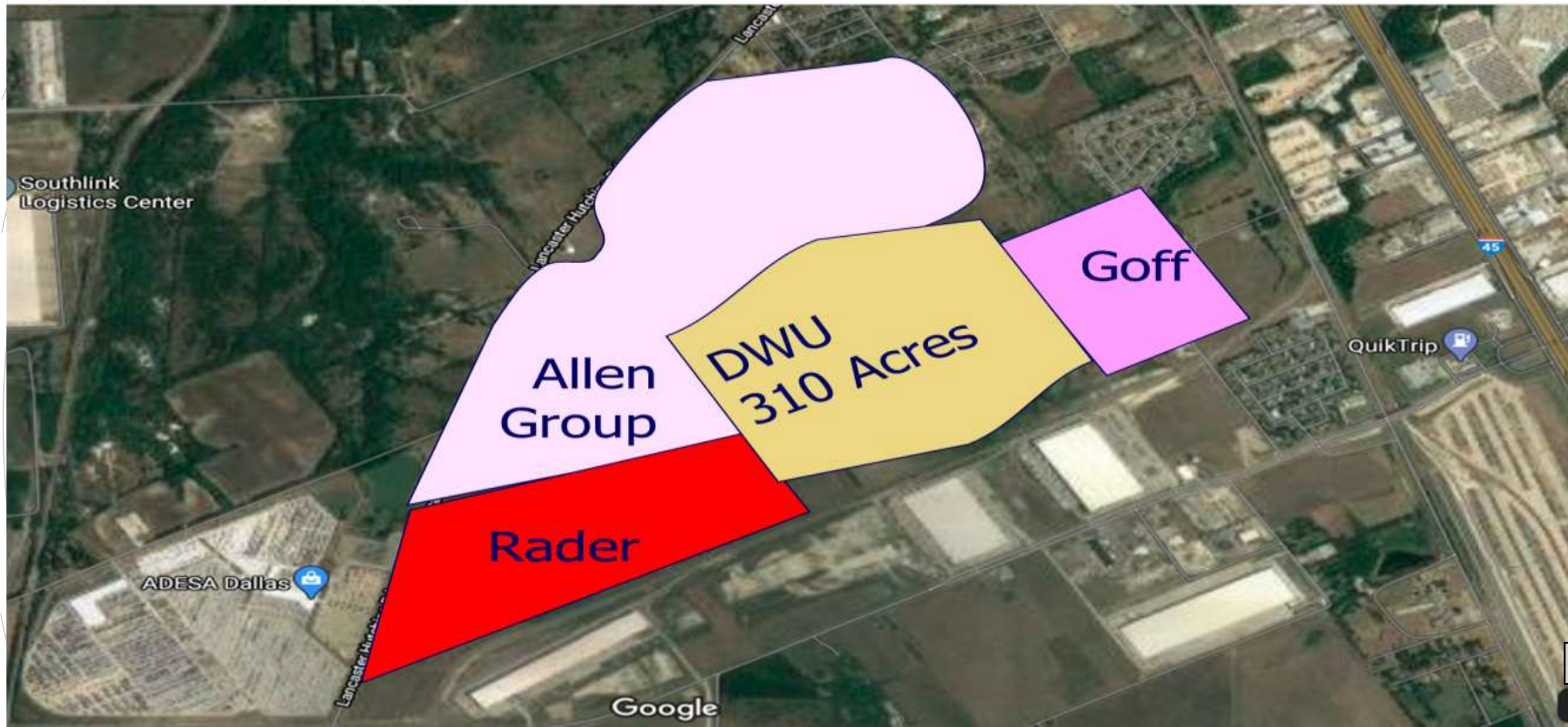






# Lancaster Hutchins Commercial 3 – 8 years

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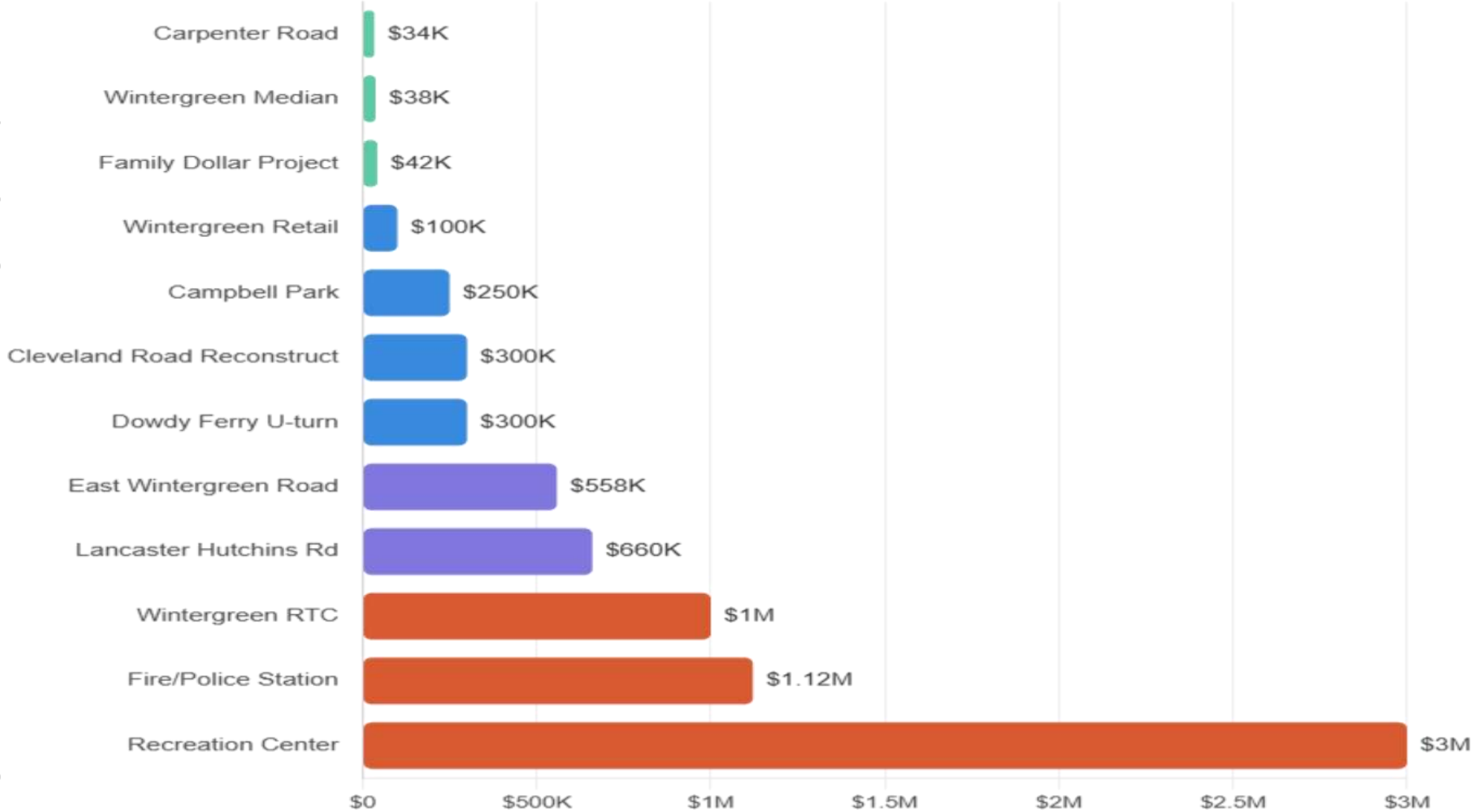


Overview of recent HEDC Projects  
7.9 Million since 2015

- 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+

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# 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	±8 AC.
TOWNHOUSES	30 UNITS

