



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

**Thursday, November 30, 2023 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 30, 2023 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 August 10, 2023.

D. PUBLIC HEARINGS

E. REGULAR AGENDA

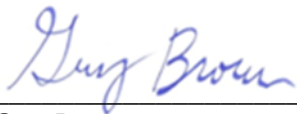
2. Report on HEDC Activities.

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 November 30, 2023 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 24, 2023, 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.

Cancelled



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, AUGUST 10, 2023 – 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 August 10, 2023, at 6:30 p.m. to conduct a Special Meeting at the Hutchins Community Center located at 321 West Palestine St, Hutchins, Texas, 75141 at which time the following items were be 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, all members of the Board of Directors 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 of the Hutchins Economic Development Corporation Meeting held on June 13, 2023.

Mr. Nichols made a motion to approve the minutes of June 13, 2023. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS
NONE.**

E. REGULAR AGENDA

1. Consideration and Action regarding Resolution 230810-1, A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS APPROVING A HUTCHINS ECONOMIC DEVELOPMENT CORPORATION ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENTS PROGRAM.

The Executive Director presented the Board of Directors with a resolution approving a Hutchins Economic Development Corporation Economic Development Capital Improvements Program.

After discussion, Mr. Nichols made a motion to approve Resolution 23-08-10-1.

The motion was seconded by Mr. Johnson and passed unanimously.

2. 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:

§ Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

i. Executive Director

At 7:04, the HEDC Board of Directors entered into Executive Session.

At 7:19, the HEDC Board of Directors returned to Open Session with no action taken in Executive Session.

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

1. Discuss and consider matters discussed in Executive Session including the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

i. Executive Director

Ms. Madrigal made a motion to Authorize the HEDC President to negotiate and sign an updated contract with the Executive Director with a 4-year initial term with the following considerations:

The president may negotiate terms of contract including hours of remote work, conditions of work, successive renewal terms with notice not to renew, but is not authorized to adjust base compensation.

Mr. Johnson seconded the motion and it passed unanimously.

H. Adjournment.

No further business was conducted Mr. Nichols made a motion to adjourn the meeting. Mr. Vasquez seconded the motion. The Board by unanimous vote adjourned the meeting at 7:22 p.m.

Approved:

Raymond Elmore, President



Hutchins EDC
UPDATE

December 7, 2023

Overview of recent HEDC Projects 7.1 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

Wintergreen Road Improvement



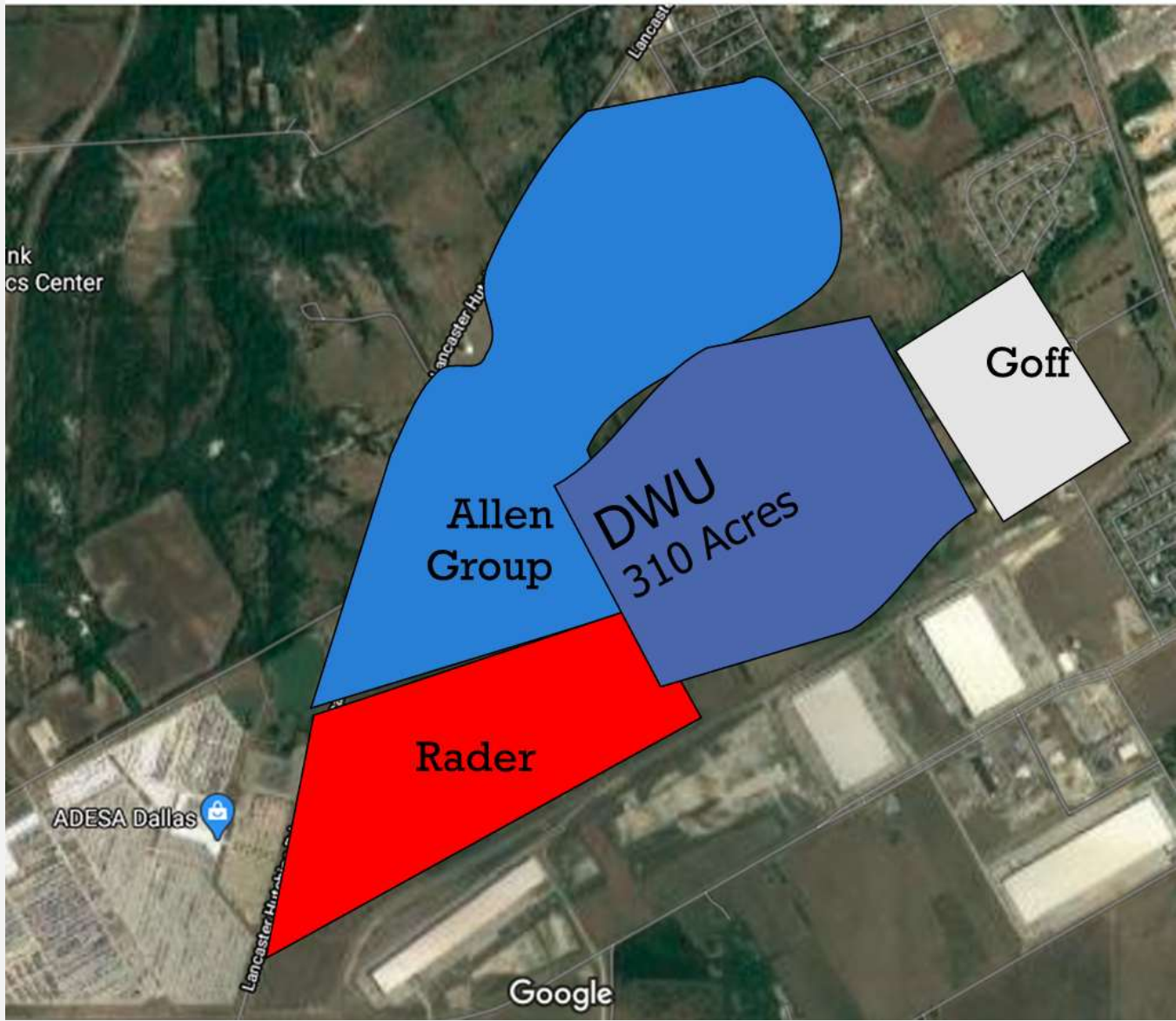


Wintergreen Road Improvement

- 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
- Met this week with Engineers

- 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 ‘
- *SE Lancaster Hutchins Refridrated* 400,000 Sq Ft ‘

Approximately 15 Million Square Feet



Lancaster
Hutchins
Commercial
3 – 8 years

18 Acre Town Center

- Develop a town center on 18 Acres in in the LGI/Warren Development
- Over 750 Residential Units Planned
- Corner of JJ Lemon, Lancaster Hutchins and West Cleveland

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

KTN



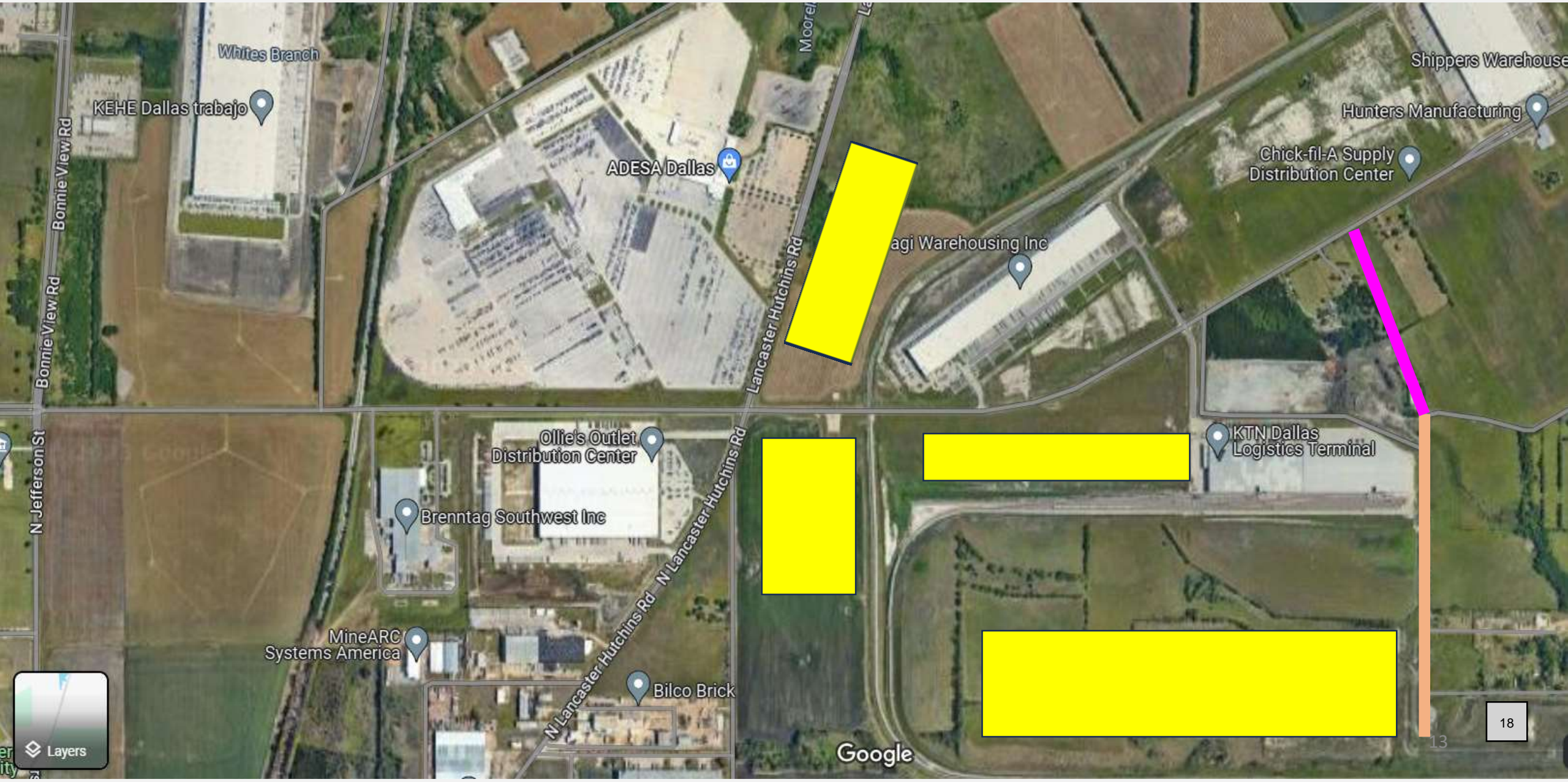
Southeast Corner of Lancaster Hutchins

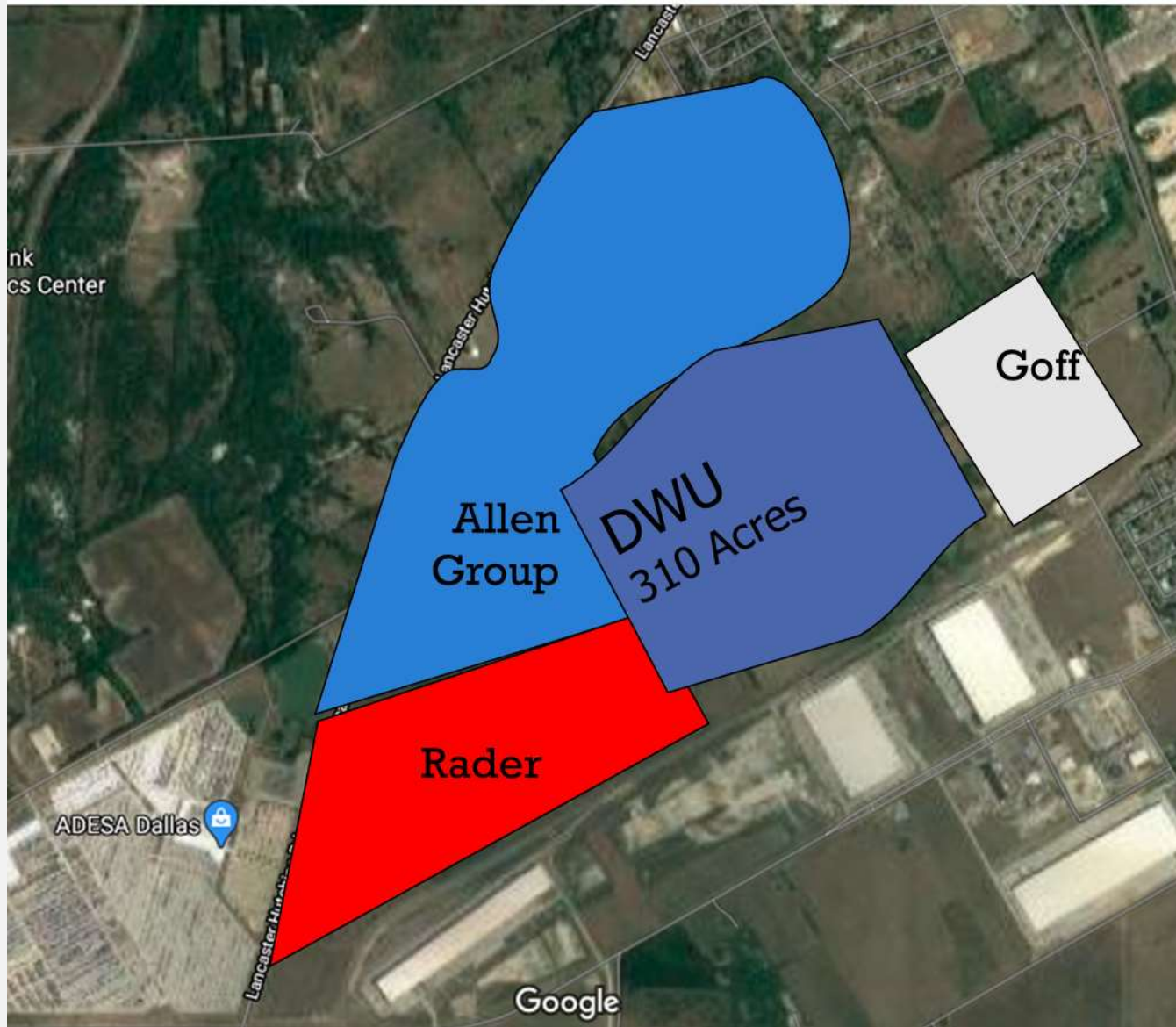


Northeast Corner of Lancaster Hutchins



Pinto Road





Lancaster
Hutchins
Commercial
3 – 8 years