



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

Thursday, April 10, 2025 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 April 10, 2025 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.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on February 13, 2025.

D. PUBLIC HEARINGS

E. REGULAR AGENDA

2. Consideration and action regarding request from Cynthia Mickens Ministries for HEDC Grant related to property located at 302 West Palestine in Hutchins.

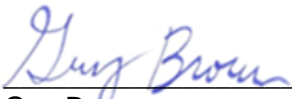
3. Staff Report.

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 April 10, 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 Friday, April 04, 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, FEBRUARY 13, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141

The Hutchins Economic Development Corporation Board of Directors met on February 13, 2025, at 6:30 p.m. to conduct a regular meeting at the Hutchins City Hall located at 321 Main Street, 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. Harlin was absent. All the other members of the Board of Directors 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.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on January 16, 2025.

Mr. Nichols made a motion to approve the minutes of January 16, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS
NONE.**

E. REGULAR AGENDA

2. Discussion and Action regarding request from Prime Rail 45 for Roadway Median Improvements to Wintergreen Road.

The Board reviewed the Application from Prime Rail 45 for Roadway Median Improvements. Mike Rader represented the project and answered Questions.

After discussion, Mr. Ms. Madrigal made a motion to approve up to a \$32,500 grant for the project and recommend it to the City Council. 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. 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**

At 6:12, The presiding officer announced that the Hutchins EDC Board of Directors will enter into Executive Session on the 13th of February at 6:12 p.m.

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

At 7:36, the presiding officer announced that the Hutchins EDC Board of Directors has completed the Executive Session and that no action was taken in Executive Session.

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

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

Mr. Nichols made a motion to approve a \$400,000 Grant to Project Visitation for the purpose of construction of deceleration lanes at and near 301 Wintergreen Road in Hutchins and recommend the project to the City of Hutchins Council. Mr. Odom seconded the motion, and it passed unanimously.

The purpose of the grant is to assist with the construction of deceleration lanes for a Holiday Inn Express, a TownePlace Hotel and a retail shopping center at and near 301 Wintergreen Road. The project will be presented to the Council on March 3, 2025.

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

No action was taken regarding Project Pinto.

G. 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 7:44 p.m.

Approved:

Raymond Elmore, President



HEDC AGENDA STAFF REPORT

MEETING DATE: April 10, 2025

SUBMITTED BY: Guy Brown, Ex. Dir HEDC

AGENDA CAPTION: Consideration and action regarding request from Cynthia Mickens Ministries for HEDC Grant related to property located at 302 West Palestine in Hutchins.

Background Information

The HEDC received a request for assistance for property located at 302 West Palestine in Hutchins. Cynthia Mickens Ministries organizes and administers a food giveaway every 3rd Saturday in Hutchins. To expand operations and deliver more food to Hutchins and surrounding residents, Ms. Mickens Ross is requesting assistance from the HEDC Board of Directors to purchase a commercial freezer at an estimated cost of \$3,800.

Budget Implications

The cost of the assistance would be derived from 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

The Executive Director is recommending that the board review the project and determine a grant amount to assist with the requested equipment.

Supporting Documentation and Attachments

Request from Cynthia Mickens Ministries.

Request for Support – Commercial Freezer for CMM Free Food Giveaway

From Dr. Cynthia Mickens Ross <cynthiamickensross@gmail.com>
Date Fri 3/7/2025 11:57 AM
To Guy Brown <gbrown@cityofhutchins.org>; guybrown@cityofhutchins.com <guybrown@cityofhutchins.com>

Dear Mr. Brown,

It was great speaking with you today.

As we discussed, I am following up to request the support of the City of Hutchins Economic Development Corporation in expanding the impact of Cynthia Mickens Ministries' Free Food Giveaway program.

As you know, food insecurity continues to rise, and we are seeing longer lines at each distribution and many times have run out of food before serving those waiting in line.

Unfortunately, our ability to store food is limited, restricting how much we can collect and distribute to families in need.

To help meet this growing demand, we recently purchased a commercial refrigerator, which allows us to store fresh produce and dairy products more effectively. However, we still need a commercial-size freezer to store meats and other frozen goods, ensuring we can provide more foods and a greater variety of nutritious food to the community.

With both a commercial refrigerator and freezer, we will have the capacity to collect and store food in advance of the giveaways, enabling us to serve more families and better meet the increasing demand.

The EDC's support in securing a commercial freezer would make a significant difference in our ability to provide consistent and reliable food assistance to those in need.

We have looked at the cost of a commercial freezer and identified ones in the price range of \$3695 to \$3800.

Thank you for your time and consideration—I appreciate your commitment to serving our community.

Best regards,

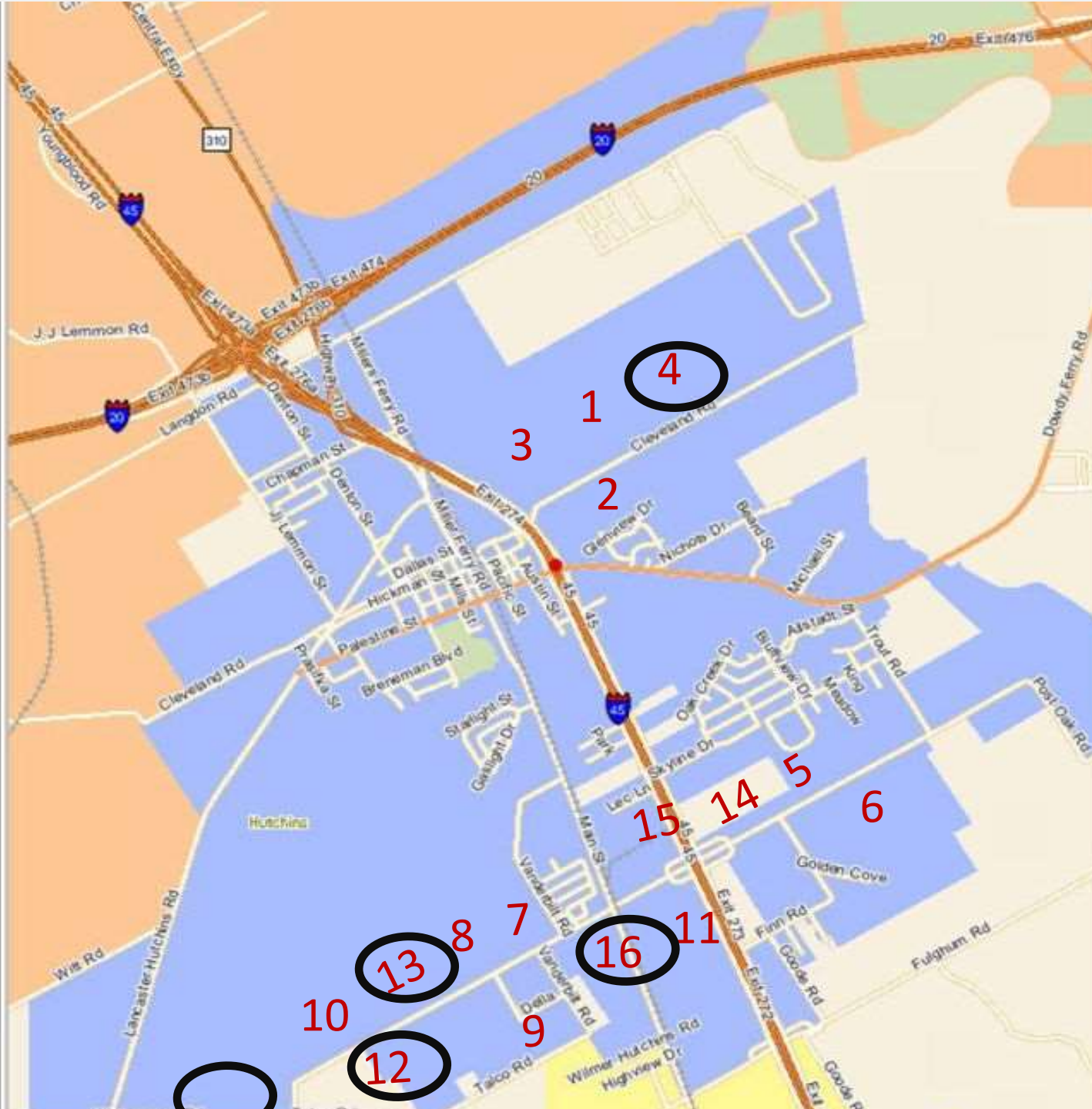
Cynthia Mickens Ross
Founder & CEO
Cynthia Mickens Ministries, Inc.

Cynthia Mickens Ross
CEO
Cynthia Mickens Enterprises, LLC & Ministries, Inc.
www.DrCynthiaMickensRoss.com
www.CynthiaMickensMinistries.org
Senior Pastor
Path-Way to Life Center of HOPE Church
888-419-0957
www.PathWaytoLifeCenterofHOPE.org
888-419-0957



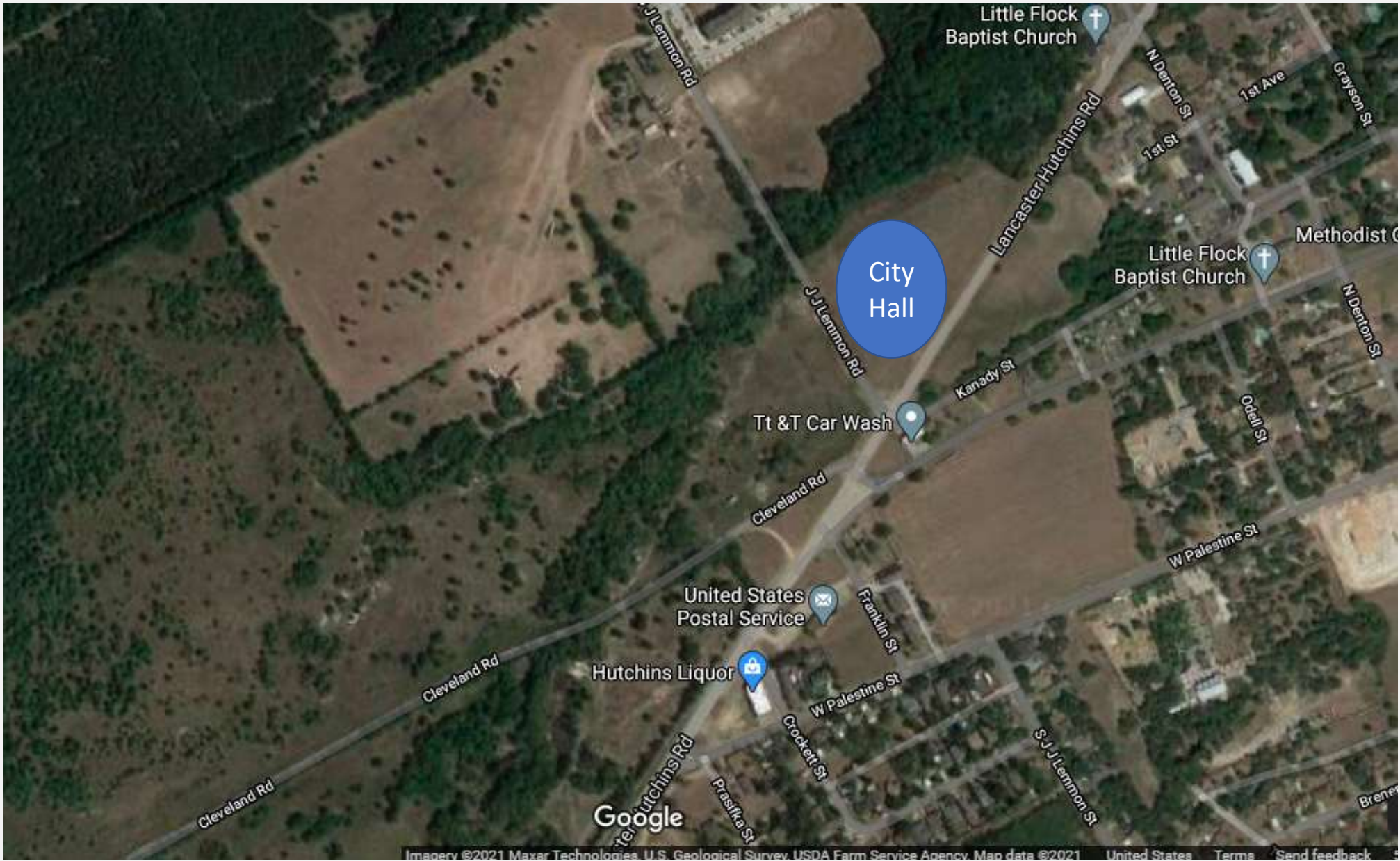
Hutchins EDC
UPDATE

April 10, 2025



Section E, Item 3.

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



DCAD | Eagleview | Esri, HE



City Hall



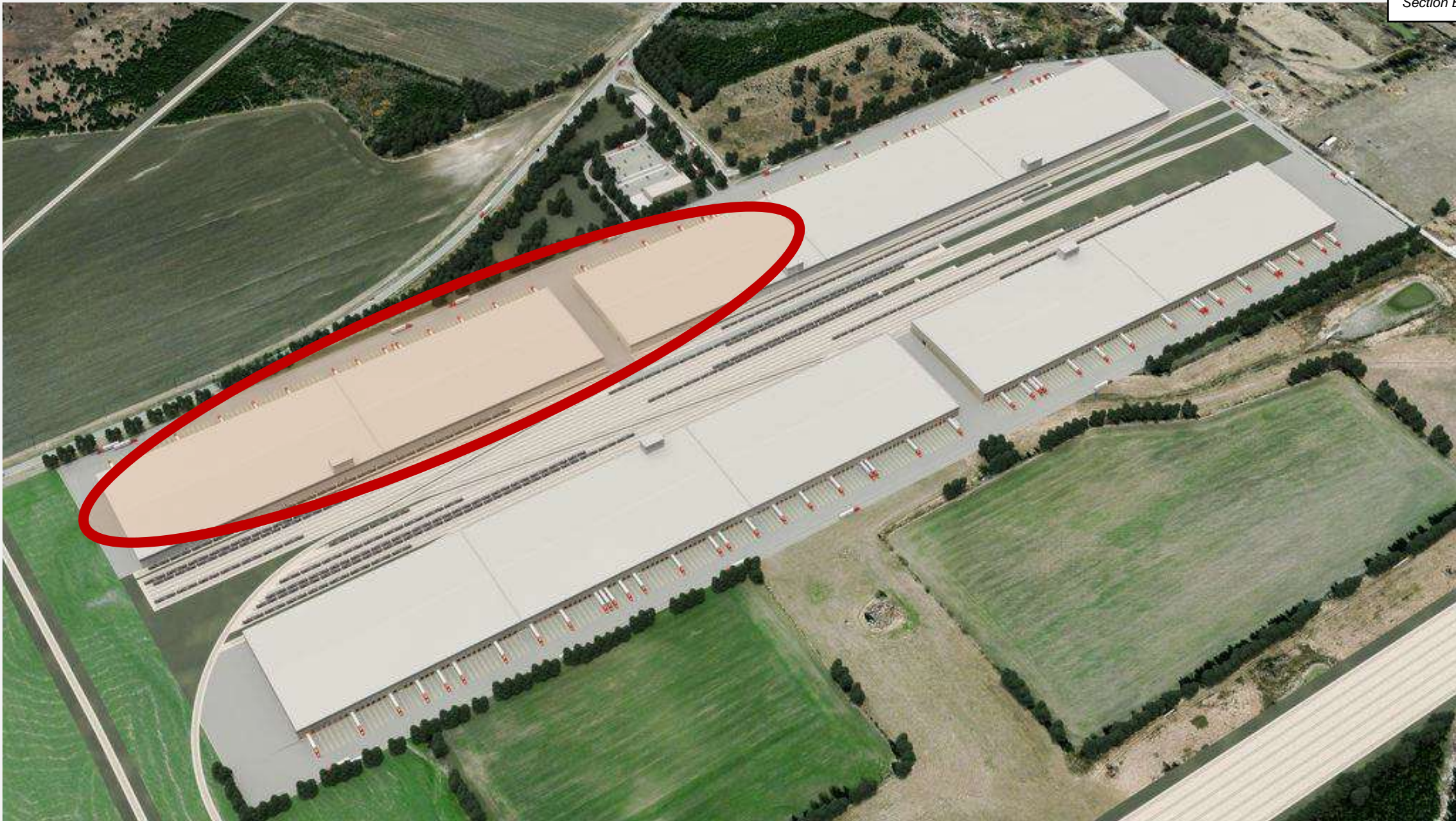


City Hall



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

