



Hitchcock Economic Development Corporation

Regular Meeting

April 24, 2025, 8115 Hwy 6, Downstairs Conference Room

5:30 pm

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) will be held on Thursday, April 24, 2025, at 5:30 PM. This will be an open meeting held at the HEDC boardroom at 8115 Hwy. 6, Hitchcock, Texas 77563.

AGENDA

1. Call to Order.
2. Roll call of members.
3. Public Comments (Limit 2 minutes per speaker).
4. Project Presentation – HiminSu Patel
5. Consent Agenda
 - a. Approval of the Minutes of the HEDC Regular Meeting March 20, 2025
 - b. Approval of payment of the HEDC Monthly VISA account at Texas First Bank
6. Discussion and Possible Action Items
 - a. Baytran Membership -\$800
 - b. Hitchcock Education Foundation Grant-\$2,500
 - c. Storefront and Streetscape Improvement Program (SSIP) – Revision
 - d. HEDC Direct Incentive Program Guidelines and Policy
 - e. Chapter 380 and 312 Incentive Program Guidelines and Policy
 - f. Former HEDC Incentive Policy
 - g. Hitchcock 2030-Economic Development Strategic Plan
 - h. Preliminary Base Budget
 - i. Marketing Items-Revise Cards for Board Members, EDC Shirts
7. Discussion Items
 - a. Downtown District Expansion
8. HEDC Financial Report-Lance LaCour
9. Executive Director's Report-Lance LaCour
 - a. Opportunity Pipeline, Property and Activity Report
10. Executive Session: 551.071(1)(A) to consult with the City Attorney to seek his advice on contemplated litigation and settlements, and Section 551.074 deliberation regarding personnel matters, and Section 551.072 deliberation regarding real property.
11. Reconvene into open session and consider action discussed in executive session.

Comments on items of community interest may be made even if not posted on the agenda " (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda. All other comments must be posted on the agenda.

12. President's Comments

- a. Status update on HEDC activities

13. Mayor's Comments

14. Board Member's Comments

ANNOUNCEMENT

- a. The International Economic Development Council celebrates **Economic Development Week** from May 11-17, 2025, to highlight the programs, best practices, and exceptional individuals that positively impact life in their communities. The City of Hitchcock, at its April 28th Council meeting, will be proclaiming that week Economic Development Week for the City, and providing the proclamation to the President and Executive Director.
- b. The next Regular Board Meeting will be held on May 22, 2025, at 5:30 pm at the HEDC office at 8115 Hwy 6.

I, Debbie Nesbitt, City Secretary, City of Hitchcock, do hereby certify that the above notice of regular meeting of Hitchcock Economic Development Corporation (HEDC) was posted at City Hall in the City of Hitchcock, Texas, on the 17th day of April 2025, at 5:30 pm.



Debbie C. Nesbitt, City Secretary

*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board reserves the right to conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Gov Code P 551.071, et. seq. including but not limited to the following provisions: (i) P 551.071 - Consultation with Attorney; (ii) P 551.072 - Deliberation about Real Property; (iii) P 551.074 - Personnel Matters or P 551.087 - Deliberation Regarding Economic Development Negotiations. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.