

## MINUTES

### THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – September 25, 2025 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, September 25, 2025, at 5:30 p.m. This was an open meeting located in Suite 201 Conference Room at 8115 Hwy. 6, Hitchcock, Texas 77563.

## A G E N D A

### 1. Call to Order.

The Board of Directors meeting was called to order at 5:37 p.m. by President Allen Johnson.

### 2. Roll call of members.

The roll was called, and the following members were present: Allen Johnson-President, Jack Click, Hon. Chris Armacost-Mayor, Ted Robinson, Kathy Marullo. Staff: Executive Director Lance LaCour was in attendance.

### 3. Public Comments

- a. There were no public comments made.

### 4. Consent Agenda

- a. Approval of the Minutes of the HEDC Regular Meeting on August 28, 2025.
- b. Review of August 30, 2025, Bank Statement and approval of payment of the August 31, 2025, HEDC Visa Statement account at Texas First Bank.

Jack Click motioned to approve. Hon. Chris Armacost seconded, and the motion carried.

### 5. Discussion and Possible Action Items

- a. Payroll/Expenses: Lance LaCour reviewed the previous payroll/expenses request from the City. Jack Click motioned to utilize \$151,000 from the TX Pool account to pay the request from the City. Ted Robinson seconded, and the motion carried.
- b. 2026 Budget: Lance LaCour reviewed the budget approved by the City Council. Chris Armacost motioned to approve the 2025-2026 Budget. Kathy Marullo seconded, and the motion carried.

### 6. HEDC Financial Report. (Lance LaCour)

- a. The Executive Director reviewed the HEDC Financial Report.

**7. Executive Director's Report. (Lance LaCour)**

- a. Opportunity Pipeline, Property and Activity Report: The Executive Director provided updates on the prospect and project opportunity pipeline, property, and activity report.

**8. Executive Session:** Adjournment to Executive Session under the Texas Open Meetings Act, Texas Government Code §Section 551.087 – Deliberation Regarding Economic Development Negotiations.

- a. The Board adjourned into Executive Session.

**9. Executive Session Actions**

- a. Project Wellbeing: Chris Armacost motioned to approve and authorize Allen Johnson to execute the Project Wellbeing MOU and Feasibility Analysis with RSI for \$9,400. Ted Robinson seconded, and motion carried.
- b. Project Simm Texas and Project Green Seed Site Analysis: Chris Armacost motioned to approve the Stage 1 Site Analysis with Terracon for \$5,950. Ted Robinson seconded, and the motion carried.
- c. EDC Building Lease Proposals: Chris Armacost motioned to approve the EDC Building Lease Proposals submitted. Ted Robinson seconded, and the motion carried. Jack Click opposed the motion.

**10. President's Comments**

- a. There were no comments presented.

**11. Board Members' Comments**

- a. None.

**ANNOUNCEMENT**

- a. The next regular meeting is scheduled for October 30, 2025, at 5:30 p.m. at the HEDC Office, Room 201.

**12. ADJOURN**

- a. The meeting was adjourned at 7:30 p.m. Jack Click seconded, and the motion carried.