

MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – May 22, 2025 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday May 22, 2025, at 5:30 p.m. This was an open meeting located in the downstairs 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 5:50 p.m. by President Jack Click.

2. Roll call of members.

The roll was called, and the following members were present: Jack Click-President, Kathy Marullo, Allen Johnson, and Ted Robinson. Absent: Hon. Chris Armacost-Mayor. Staff: Executive Director Lance LaCour was in attendance. **Public Comments (Limit 2 minutes per speaker).**

3. Public Comments

- a. There were no public comments made.

4. Consent Agenda

- a. Approval of the Minutes of the HEDC Regular Meeting on April 24, 2025.
- b. Review of the April 30, 2025, Bank Statement and approval of payment of the HEDC Visa Statement account at Texas First Bank.

Katy Marullo motioned to approve. Ted Robinson seconded, and the motion carried.

5. Discussion and Possible Action Items

- a. Director and Officer Appointments: The City Council appointed Mayor Chris Armacost to serve another term on the Board from 6-1-2025 to 5-30-27. Jack Click motioned to nominate Allen Johnson as President of HEDC beginning June 1, 2025. President Click asked for additional nominations. No other nominations were made. Kathy Marullo seconded, and the motion carried.
- b. Public Improvement District (PID) Policy: Executive Director Lance LaCour noted City Manager Marie Gelles had asked him to draft a PID Policy for the City, as some cities have PID Policies and it helps to spur quality construction especially with residential and MPC projects. Ted Robinson motioned to approve the PID Policy. Kathy Marullo seconded, and the motion carried.
- c. Hitchcock 2030 Work Plan: Executive Director LaCour reviewed the proposed Work Plan which encompasses a period from May-June 2025 to October 2026. Allen Johnson motioned to approve the Hitchcock 2026 Work Plan. Ted Robinson seconded, and the motion carried.

6. Discussion Items

- a. No other discussion items were discussed.

7. HEDC Financial Report. (Lance LaCour)

- a. The Executive Director reviewed the HEDC Financial Report. Ted Robinson motioned to approve the Financial Report. Allen Johnson seconded, and the motion carried.

8. 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.

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

9. Executive Session

- a. The Board adjourned into Executive Session regarding Section 551.087 – at 6:50 pm.

10. Reconvene into Open Session

- a. At 7:40 pm, the Board reconvened into regular session with no items brought to open session for discussion.

11. President's Comments

- a. President Click briefed the Board the board on the status of HEDC and Park Board activities.

12. Mayor's Comments

- a. There were no comments presented.

13. Board Members' Comments

- a. There were no comments presented.

ANNOUNCEMENT

- a. The next regular meeting is scheduled for June 26, 2025, at 5:30 p.m.

14. ADJOURN

- a. The meeting was adjourned at 8:00 p.m.