

MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – June 26, 2025 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday June 26, 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 5:40 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, Kathy Marullo, and Ted Robinson. Staff: Executive Director Lance LaCour was in attendance. Public Comments

- a. There were no public comments made.

3. Consent Agenda

- a. Approval of the Minutes of the HEDC Regular Meeting on May 22, 2025.
- b. Review of the May 30, 2025, Bank Statement and approval of payment of the HEDC Visa Statement account at Texas First Bank.

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

4. Discussion and Possible Action Items

- a. Approval of CD Investment: After some discussion, Hon. Chris Armacost motioned to procure interest rates from Texas First Bank and TX Pool, with the highest interest being selected and \$50,000 left in the existing bank operating account. Ted Robinson seconded, and the motion carried.
- b. Budget Amendment(s): Lance LaCour presented the budget amendments and noted the COM Amendment is subject to approval of the Retail Strategies Proposal to be discussed later. Hon. Chris Armacost made the motion. Ted Robinson seconded, and the motion carried.
- c. Revised Bylaws: Discussion proceeded and LaCour reviewed the proposed By-laws revisions. Item 4.04 was revised to remove the initial terms and that the terms of the Directors are two years. A Director may not serve more than three, two-year terms. Ted Robinson motioned to approve. Allen Johnson seconded, and the motion carried.
- d. Landiscor Map: LaCour reviewed the proposed Landiscor Map revision for the Board Room. Jack Click motioned to approve. Kathy Marullo seconded, and the motion carried.
- e. Retail Strategies Proposal: LaCour reviewed the Retail strategies Proposal and Contract. After discussion, Jack Click motioned to approve the Proposal and authorize the Executive Director to negotiate the contract and the President to execute the contract subject to legal review. Kathy Marullo seconded, and the motion carried.

- f. Economic Development Workshop: LaCour discussed the proposed Workshop. It was suggested to have a two-hour workshop/training session in alignment with the initial findings/research of Research Strategies. LaCour will communicate with the Board on the proposed date.
- g. EDC Properties: LaCour noted is discussing representation with top retail real estate firms.

5. HEDC Financial Report. (Lance LaCour)

- a. The Executive Director reviewed the HEDC Financial Report

6. 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.

7. 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 did not adjourn into Executive Session.

8. President's Comments

- a. There were no comments presented.

9. Mayor's Comments

- a. There were no comments presented.

10. Board Members' Comments

- a. There were no comments presented.

ANNOUNCEMENT

- a. The next regular meeting is scheduled for July 24, 2025, at 5:30 p.m.

11. ADJOURN

- a. The meeting was adjourned at 8:10 p.m.