

MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – November 7, 2025 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, November 7, 2025, at 5:30 p.m. This was an open meeting located in Suite 201 Conference Room at 8115 Hwy. 6, Hitchcock, Texas 77563.

AGENDA

1. Call to Order.

The Board of Directors meeting was called to order at 5:36 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 September 25, 2025.
- b. Review of September 30, 2025, Bank Statement and approval of payment of the September 30, 2025, HEDC Visa Statement account at Texas First Bank.

Hon. Chris Armacost motioned to approve. Ted Robinson seconded, and the motion carried.

5. Discussion and Possible Action Items

- a. Hitchcock Reinvestment Zone 2: Lance LaCour reviewed the Hitchcock Reinvestment 2 Proposal and recommended approval. Kathy Marullo motioned to approve Hitchcock Reinvestment Zone 2. Allen Johnson seconded, Mayor Armacost abstained and the motion carried.
- b. Real Estate Committee: Lance LaCour suggested appointment of a committee to identify, catalogue and determine availability of properties for commercial, industrial and residential projects and to develop strategies and actions to successfully market and sell EDC and City owned properties with Jack Click serving as committee chair and Allen Johnson and Mayor

Armacost serving on the committee. Kathy Marullo motioned. Ted Robinson seconded and the motion carried.

- c. Retail Recruitment Plan: Lance LaCour presented the Retail Strategies Retail Recruitment Report. Hon. Chris Armacost motioned to approve the Plan. Ted Robinson 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. Section 551.072 – Deliberation Regarding Real Property.

- a. The Board adjourned into Executive Session.

9. Executive Session Actions

A. Project Vektan

1. Approve property tax abatement for building, structures, machinery and equipment under Chapter 312 for 60% for 6 years, authorize executive director to negotiate and draft agreement for City council consideration.
2. Approve Chapter 380 Sales Tax Grants (50% for 10 years) for construction materials, machinery and equipment and purchased made by the company using a direct pay permit through the Comptrollers office.
3. Approve an HEDC Direct Incentive of total of \$25,000 (\$5,000 per year) for five years.
4. Approve Texas Enterprise Zone Nomination (State Sales and Use Tax Rebates).
5. Approve project to seek an Alternative Site Framework Foreign Trade Subzone Designation by way of the Letter of No Objection In with the Port of Galveston.

Hon. Chris Armacost motioned to approve all five items above. Kathy Marullo seconded, and the motion carried.

B. Project Candyman

1. Approve \$4,000 for grant and authorize Executive Director and President to negotiate. Hon. Chris Armacost motioned to approve the grant. Ted Robinson seconded, and the motion carried.

C. Project Simm Texas, Project Green Seed-Phase One ESA

1. Kathy Marullo motioned to approve President to execute Phase One ESA for \$4,900 for properties in Stage One Analysis Agreement with Terracon. Hon. Chris Armacost seconded and the motion carried.

D. Project Assembly

1. Allen Johnson motioned to authorize the Executive Director to revise the Economic Development Program Incentives Chapter 380 Guidelines, Criteria and Policy as noted below. Kathy Marullo seconded. Mayor Armacost abstained and the motion carried.

VI. 1 Development Fee Waivers and Discounts. The City may provide other incentives for waiver of the cost or discount of up to seventy-five (75%) of City development fees for the targeted industries and developments in this Policy which include: 1) permit fees, plan review fees and inspection fees (building, electrical, mechanical; plumbing, driveway, fire, and drainage review); and 2) utility tap fees and deposits. Targeted industries, target developments, and projects will still be required to acquire development permits under the process with the representative City departments involved.

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 November 20, 2025, at 5:30 p.m. at the HEDC Office, Room 201. Lance LaCour also announced the Texas Downtown Assessment Meeting on November 13 at City Hall at 12:30 pm.

12. ADJOURN

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