

## MINUTES

### THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – December 11, 2025 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, December 11, 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 5:38 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 November 7, 2025.
- b. Review of October 31, 2025, and November 30, 2025 Bank Statements and Visa Statements for approval of payments at Texas First Bank.

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

### 5. Discussion and Possible Action Items

- a. Storefront and Streetscape Grant Agreement; Lance LaCour reviewed the proposed agreement between Tastee Treatz and HEDC. Hon. Chris Armacost motioned, Allen Johnson seconded, and the motion carried.
- b. Downtown Development: Lance LaCour noted that the Downtown Assessment is due in January.

### 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 at 6:28 p.m.
- b. The Board adjourned from Executive Session at 6:56 p.m.

**9. Executive Session Actions**

**A. VT Chemical and Elderbrook LLC**

- 1. Recommend approval to the City Council for property tax abatement agreement for VT Chemical and Elderbrook LLC for six years at 60%.
- 2. Recommend approval to the City Council for Chapter 380 Sales Tax Grants for VT Chemical and Elderbrook LLC for seven years at 50%, and approval of HEDC Direct Incentive of \$25,000 for 5 years.

Jack Click motioned to approve the above two items. Kathy Marullo seconded, and the motion carried.

**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 January 22, 2026, 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 7:09 p.m.