MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – January 22, 2026 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, January 22, 2026, 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 5:30 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 joined the meeting at 5:34 p.m. Staff: Executive Director Lance LaCour was in attendance. Absent: Ted Robinson.

3. **Public Comments**
    a. There were no public comments made.

4. **Consent Agenda**
    a. Approval of the Minutes of the HEDC Regular Meeting on December 11, 2025.
    b. Review of December 31, 2025 Bank Statements and Visa Statements for approval of payments at Texas First Bank.

Hon. Chris Armacost motioned to approve. Kathy Marullo seconded, and the motion carried.

5. **Discussion and Possible Action Items**

    a. <u>Townmaking TEAMS Meeting:</u> The Board heard a presentation from Monte Anderson about Townmaking. Colleen Laine attended via TEAMS. No action was taken.
    b. <u>Tourism Development Action Plan:</u> Lance LaCour reviewed a proposal to develop a Tourism Development Action Plan with Cygnet Strategies/Destination Roadmapping. LaCour noted the cost of the plan is $3,500 and will be paid by the City HOT Tax. LaCour noted that the HOT Tax will not cover the expenses which are projected at$1,500. Hon. Chris Armacost motioned to approve paying the expenses up to $1,500. Allen Johnson seconded, and the motion carried.

c. Public Improvement District (PID) Policy Amendment: Lance LaCour noted that some revisions/amendments need to be made to the PID Policy. He noted these involve adding the application cost of $100,000, the value to lien ratio and the minimum number of single family homes (50) required. Jack Click motioned to approve the amendments/revisions. Allen Johnson seconded, Hon. Chris Armacost abstained, and the motion carried.

d. BESS Project: Lance LaCour reviewed the BESS project, which is a battery storage facility that sought a zoning change on FM 519. No action was taken.

e. Federal Appropriations Agenda: Lance LaCour reviewed the highlights of the Federal Appropriations Agenda submitted by George Harris. Kathy Marullo motioned to approve the Federal Appropriations Agenda. Jack Click 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 at 7:33 p.m.

b. The Board adjourned from Executive Session at 8:00 p.m.

9. Executive Session Actions

a. There were no action items from the Executive Session.

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 February 26, 2026, at 5:30 p.m. at the HEDC Office, Room 201.

12. ADJOURN

a. The meeting was adjourned by President Johnson at 8:05 p.m.