MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – July 9, 2026 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, July 9, 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 5:35 p.m. by President Allen Johnson.

2. **Roll call of members.**

The roll was called, and the following members were present: Allen Johnson-President, Hon. Chris Armacost and Ted Robinson. Kathy Marullo was absent. Jack Click, Ex-Officio Member, was present also. Staff: Executive Director Lance LaCour was in attendance.

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

4. **Consent Agenda**
    a. Approval of the Minutes of the HEDC Regular Meeting on June 4, 2026.
    b. Review of May 30, 2026, 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. <u>New Board Members:</u> A discussion ensued regarding potential Board members. No action was taken.
    b. <u>EDC Properties:</u> Lance LaCour discussed the status of the existing properties and specifically the 8117 Hwy 6 architectural plans.
    c. <u>Downtown Sign Projects:</u> LaCour reviewed cost estimates for the Downtown Directional Sign Projects and noted that additional costs need to be approved. Ted Robinson motioned to approve spending up to $8,000 for the Downtown Directional Sign Projects. Allen Johnson 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 6:17 p.m.
    b. The Board adjourned from Executive Session at 6:23 p.m.

9. **Executive Session Actions**
    a. Hitchcock Reinvestment Zone 3: Allen Johnson motioned to approve a public hearing and ordinance for the designation of tax abatement reinvestment zone denoted as Hitchcock Reinvestment Zone 3 which includes 283.7 acres on the Diamond Trio Ranch tract at 8340 FM 2004. Ted Robinson seconded and the motion carried.

President's Comments

b. There were no comments presented.

10. **Board Members' Comments**
    a. None.

ANNOUNCEMENT

a. The next regular meeting is scheduled for August 27th, 2026, at 5:30 p.m. at the HEDC Office, Room 201.

11. **ADJOURN**
    a. The meeting was adjourned by President Johnson at 6:40 p.m.