

MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – April 30, 2026 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, April 30, 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 5:33 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, Jack Click, Kathy Marullo. Staff: Executive Director Lance LaCour was in attendance. Absent: Ted Robinson.

3. Public Comments

- a. There no public comments made.

4. Consent Agenda

- a. Approval of the Minutes of the HEDC Regular Meeting on March 30, 2026.
- b. Review of March 30, 2026, Bank Statements and Visa Statements for approval of payments at Texas First Bank.

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

5. Discussion and Possible Action Items

- a. EDC Properties: Lance LaCour discussed the status of the existing properties and specifically the 8117 Hwy 6 initial floor plan.
- b. Downtown Assessment Recommendations: LaCour reviewed the report and summarized focus areas. No action taken.
- c. Downtown signage Projects: Lance LaCour reviewed the summary Downtown Recommendations from TDA. LaCour noted that a quick method for identifying downtown with signage is the TDA grant that was applied for last year. LaCour suggested the four small signs project which cost about \$4,000. Jack Click motioned to expend up to \$4,000. Kathy Marullo seconded and the motion carried.

- d. HEDC Board Member composition, Board Member Terms & Board Member Appointments: Lance LaCour reviewed the status of the Board Terms. He noted that Allen Johnson and Kathy Marullo are eligible to be reappointed for another two-year term. Honorable Chris Armacost motioned to approve reappointment of both Board Members referenced. Jack Click seconded, and the motion carried.
- e. Preliminary HEDC 2027 Budget: Lance LaCour reviewed the proposed budget and noted he sought to follow last year's method of having \$200,000 in fund balance. Kathy Marullo motioned to approve the budget. Allen Johnson seconded, and the motion carried.
- f. Proposal for City Permit Audit(s) and Fee Study: Lance LaCour reviewed the proposal for Berry Dunn's two studies. He noted he has been working with the Assistant City Manager on this. The City would like to partner with HEDC and HEDC providing half of the funds to conduct the studies. LaCour noted the cost to HEDC would be \$38,350. Hon. Chris Armacost motioned to approve. Kathy Marullo 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 6:57 p.m.
- b. The Board adjourned from Executive Session at 7:14 p.m.

9. Executive Session Actions

- a. Tilghman Crane & Transport: Kathy Marullo motioned to approve the Chapter 380 Property Tax Rebate, Sales and Use Tax Grants, and Discounted Permit Fees for Tilghman Crane & Transport. Jack Click seconded and the motion carried.
- b. Project Green Seed: Jack Click motioned to ask Project Green Seed to expend up to half the cost (\$4,500) for a drainage plan for the site. Hon. Chris Armacost 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 May 28th, 2026, at 5:30 p.m. at the HEDC Office, Room 201.

12. ADJOURN

- a. The meeting was adjourned by President Johnson at 7:25 p.m.