MINUTES

THE HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – June 4, 2026 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) was held on Thursday, June 4, 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 5:45 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 Kathy Marullo. Staff: Executive Director Lance LaCour was in attendance. Absent: Ted Robinson, Jack Click.

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.

Kathy Marullo motioned to approve. Allen Johnson seconded, and the motion carried.

5. **Discussion and Possible Action Items**

    a. <u>Bylaws:</u> Lance LaCour provided an overview of existing Board members. He presented an amendment to the Bylaws that would create a new Ex-Officio position for the Immediate Past President. This would apply to Jack Click, currently. LaCour noted that the City Council must approve this in a regular meeting. Kathy Marullo motioned to approve. Allen Johnson seconded, and the motion carried.
    b. <u>Registered Agent:</u> Lance Lacour noted the Registered Agent for HEDC needed to be updated. Hon. Chris Armacost motioned to confirm Allen Johnson as the Registered Agent for HEDC. Kathy Marullo seconded, and the motion carried.
    c. <u>Outgoing Members Recognition:</u> LaCour mentioned a special recognition for outgoing Board Members in July.
    d. <u>New Board Members:</u> A discussion ensued regarding potential Board members. No action was taken.

e. EDC Properties: Lance LaCour discussed the status of the existing properties and specifically the 8117 Hwy 6 architectural plans. Board members suggested some revisions.
f. Downtown Projects: LaCour reviewed the report and summarized focus areas. No action taken.
g. Downtown Signage Projects: Lance LaCour reviewed the costs for the Downtown Signage projects suggested HEDC apply for a City HOT Tax grant to cover the cost of the $15,987 part of the project. HEDC would cover the cost of the Mixed Use District Signs ($6,536). Kathy Marullo motioned to approve submitting a HOT Tax Grant to the City for $15,987. Hon. Chris Armacost seconded and the motion carried. Mayor Armacost also suggested getting cost estimates for lighting of the signs.
h. Opportunity Zone Submittal: Lance LaCour reviewed the information for Opportunity Zone 2.0. LaCour suggested submitting through BAHEP, who is handling the submissions for the entire County. Hon. Chris Armacost motioned to submit Opportunity Zone 2.0 through BAHEP. Allen Johnson seconded and the motion carried.
i. Tourism Development Action Plan: Lance LaCour reviewed the Tourism Development Action Plan. Some discussion ensued. No action was taken.
j. New Website: Lance LaCour discussed the status of the new website. He noted a draft copy would be sent to the Board.

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 6:56 p.m.
b. The Board adjourned from Executive Session at 7:14 p.m.

9. Executive Session Actions

a. Project ECV2: Hon. Chris Armacost motioned to accept the offer of $100,000 for the building and additional two lots, with right to repurchase for non-project start conditions over a two year period and right of first refusal. Kathy Marullo seconded, and the motion carried.
b. Project Green Seed: Allen Johnson motioned to expend up to $9,800 for the Drainage Study. 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 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.