



Hutchins EDC
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**MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, JULY 10, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141**

The Hutchins Economic Development Corporation Board of Directors met on July 10, 2025, at 6:30 p.m. to conduct a regular meeting at the Hutchins City Hall located at 321 Main Street, Hutchins, Texas, 75141 at which time the following items were discussed and considered:

ATTENDANCE:

BOARD MEMBERS

Raymond Elmore, President
Norma Harlin
Artis Johnson
Aurora Madrigal
Steve Nichols, Vice President
Demarcus Odom
Mario Vasquez
Guy Brown, Executive Director

A. Call Meeting to Order

The meeting was called to order at 6:31 p.m. The meeting was held at the Hutchins Economic Development Corporation office located at 103 Palestine, Hutchins, Texas, 75141.

Roll Call

A quorum of the Board of Directors was established. Mr. Odom was absent.

Invocation

Invocation was given by Mr. Nichols.

B. Citizen Comments.

There were no comments from citizens.

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on June 26, 2025.

Mr. Nichols made a motion to approve the minutes of June 26, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

D. PUBLIC HEARINGS

NONE.

E. REGULAR AGENDA

2. Consideration and action regarding recommendation of Economic Development Grant to City Council for Milano's Pizza related to property located at 101 South Interstate 45, Suite 12 in Hutchins.

The Board reviewed the Application from Milano's Pizza. Eyad Elayan (owner) represented the project and answered Questions. The Board discussed various aspects of the project including questions related grease trap and ventilation system.

Mr. Nichols made a motion to recommend a \$15,000 grant to the City Council regarding the project. The motion was seconded by Ms. Madrigal and passed unanimously.

3. Consideration and action regarding recommendation of Economic Development Grant to City Council for VALDI LLC related to property located at 400 Lancaster Hutchins Road in Hutchins.

The Board reviewed the Application from VALDI LLC. Dominic Didehbani represented the project and answered Questions. The Board discussed various aspects of the project including questions related to engineering and property drainage features.

No action was taken on this item.

F. Executive Session:

NONE.

G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session:

NONE.

H. Adjournment.

No further business was conducted; Mr. Nichols made a motion to adjourn the meeting. Mr. Vasquez seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:31 p.m.

Approved:

Raymond Elmore, President