



## AGENDA STAFF REPORT

---

**MEETING DATE:** August 4, 2025  
**SUBMITTED BY:** Guy Brown, Ex. Dir HEDC  
**AGENDA CAPTION:** Deliberation regarding Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in §551.087. Deliberation regarding economic development negotiations. 1220 Dowdy Ferry Road.

---

### **Background Information**

The HEDC received a request for assistance from GFS Logistics related to property located at 1220 Dowdy Ferry Road in Hutchins. The applicant intends to build a warehouse facility at the location.

### **Budget Implications**

The City of Hutchins could receive significant taxes and impact fees from the development. The Executive Director will present a cost/benefit estimate at the meeting.

### **Operational Impact**

On June 26, 2005 this item was recommended by the HEDC Board of Directors, the item subsequently goes to the City Council for final approval.

### **Legal Review**

The City Attorney has drafted an agreement related to the project.

### **Staff Recommendation**

The HEDC recommends that the Council approve the attached Resolution and Agreement for GFS Logistics LLC for property located at 1220 Dowdy Ferry.

### **Supporting Documentation and Attachments**

Application from GFS Logistics LLC  
Resolution approving the 380 Agreement  
Draft Chapter 380 Agreement