



STAFF REPORT

MEETING DATE:	January 15, 2026
MEETING TYPE:	Hutchins EDC
SUBMITTED BY:	Guy Brown
AGENDA CAPTION:	Consideration and Action regarding Amended and Restated 4B Economic Development Agreement for property located at 301 Wintergreen Road in Hutchins.

Background Information

The applicant is requesting a year extension that would be given until December 31, 2026, to initiate construction of the project.

This Project is a new development proposed at the northwest corner of I-45 and Wintergreen Road. This project includes the construction of two hotels and a retail shopping center, representing a total capital investment of approximately \$35,781,283.

Project Visitation involves the development of two hotels and a retail component. The first hotel, Holiday Inn Express & Suites, will be located at 311 Wintergreen Road. It will include a five-story building with 106 guest rooms and represent a total investment of \$14,569,084, including land costs. The second hotel, Towne Place by Marriott, will be located at 321 Wintergreen Road. This hotel will have a four-story design with 99 guest rooms, with an estimated investment of \$16,217,199.

Combined, the two hotels and retail will encompass 145,231 square feet. The retail component of the project includes 17,000 square feet of space, with an estimated investment of \$5,000,000.

The Texas Department of Transportation is requiring the applicant to construct a series of deceleration lanes to accommodate the project. According to the applicant the deceleration lanes are now projected to cost approximately \$800,000. The applicant requested the HEDC contribute \$400,000 to help offset these costs. A grant of \$400,000 was recommended by the HEDC Board of Directors at the February 13, 2025 meeting and approved by the Council on March 3, 2025.

Budget Implications

If approved, the cost of the assistance would be derived from the HEDC budget.

Operational Impact

Operational impact is minimal, the HEDC will release the grant to the business once the terms of the agreement are met.

Legal Review

The City Attorney will draft an Amended and Restated Economic Development Agreement related to the project.

Staff Recommendation

The HEDC Board of Directors is recommending that the approve the extension of the agreement.