



Hutchins EDC
Guy Brown
gbrown@cityofhutchins.org
Phone: 972/225-4449
Fax: 972/225-5559

MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 13, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141

The Hutchins Economic Development Corporation Board of Directors met on February 13, 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 6:30 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. At Roll Call, Ms. Harlin was absent. All the other members of the Board of Directors were present.

Invocation

Invocation was given by Mr. Vasquez.

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 January 16, 2025.

Mr. Nichols made a motion to approve the minutes of January 16, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

D. PUBLIC HEARINGS
NONE.

E. REGULAR AGENDA

2. Discussion and Action regarding request from Prime Rail 45 for Roadway Median Improvements to Wintergreen Road.

The Board reviewed the Application from Prime Rail 45 for Roadway Median Improvements. Mike Rader represented the project and answered Questions.

After discussion, Mr. Ms. Madrigal made a motion to approve up to a \$32,500 grant for the project and recommend it to the City Council. The motion was seconded by Mr. Johnson and passed unanimously.

3. Staff Report.

The Executive Director presented the board with an update on current HEDC activities and city projects. The Board asked questions and discussed the status of the projects. No action was taken on this item.

F. The Hutchins Economic Development Board of Directors will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

§ 551.087. Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision to a business prospect:

a) Project Visitation.

b) Project Pinto

At 6:12, The presiding officer announced that the Hutchins EDC Board of Directors will enter into Executive Session on the 13th of February at 6:12 p.m.

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

At 7:36, the presiding officer announced that the Hutchins EDC Board of Directors has completed the Executive Session and that no action was taken in Executive Session.

4. Take action, if any, as a result of Executive Session:

a. Discussion and action regarding economic development negotiations with Project Visitation.

Mr. Nichols made a motion to approve a \$400,000 Grant to Project Visitation for the purpose of construction of deceleration lanes at and near 301 Wintergreen Road in Hutchins and recommend the project to the City of Hutchins Council. Mr. Odom seconded the motion, and it passed unanimously.

The purpose of the grant is to assist with the construction of deceleration lanes for a Holiday Inn Express, a TownePlace Hotel and a retail shopping center at and near 301 Wintergreen Road. The project will be presented to the Council on March 3, 2025.

b. Discussion and action regarding economic development negotiations with Project Pinto.

No action was taken regarding Project Pinto.

G. Adjournment.

No further business was conducted, Ms. Odom made a motion to adjourn the meeting. Mr. Nichols seconded the motion. The Board, by unanimous vote, adjourned the meeting at 7:44 p.m.

Approved:

Raymond Elmore, President