



Hutchins EDC
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MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 26, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141

The Hutchins Economic Development Corporation Board of Directors met on June 26, 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. All the members of the Board of Directors were present.

Invocation

Invocation was given by Mr. Johnson.

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 April 10, 2025.

Mr. Nichols made a motion to approve the minutes of April 10, 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 Pete's Cafe related to property located at 101 South Interstate 45, Suite 1 in Hutchins.**

The Board reviewed the Application from Pete's Cafe. Estela Hernandez represented the project and answered questions. The Board discussed various aspects of the project.

After discussion, Mr. Odom made a motion to approve a \$5,000 grant for the project and recommend it to the City Council. The motion was seconded by Mr. Nichols and passed unanimously.

- 3. 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. There was no one present representing the project.

Ms. Madrigal made a motion to table the item until the next HEDC Board Meeting. The motion was seconded by Mr. Nichols and passed unanimously.

- 4. 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.

After discussion, Mr. Vasquez made a motion to table the item until the next HEDC Board Meeting. The motion was seconded by Ms. Madrigal and passed unanimously.

- 5. Consideration and action regarding recommendation of Economic Development Incentives to City Council for GFS Logistics related to approximately 23 acres of property located at 1220 Dowdy Ferry Road in Hutchins.**

The Board reviewed the Application from GFS Logistics. Bryce Adams (Langford Holt) and Joseph Kernodle (GFS Logistics) represented the project and answered Questions. The Board discussed various aspects of the project including traffic patterns and roadway access to the facility.

After discussion, Mr. Nichols made a motion to recommend a 50% Real Property Tax Abatement for a term of 4 years. The motion was seconded by Ms. Madrigal and passed unanimously.

- 6. Consideration and action approving Resolution 250626-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2025 – 2026 Fiscal Year to the Hutchins City Council.**

The Board reviewed the proposed budget with the Executive Director. The Executive Director went through each line item comparing the Proposed 2025-2026 Budget to the Current 2024-2025 Budget.

After discussion, Mr. Nichols made a motion to approve Resolution 250626-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2025 – 2026 Fiscal Year to the Hutchins City Council. The motion was seconded by Mr. Odom and passed unanimously.

F. Executive Session

- 7. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:**

§ Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

A. Executive Director

At 7:55, the Presiding Officer announced that the Hutchins Economic Development Corporation Board of Directors will begin its Executive Session.

At 8:03 The Presiding Officer announced that the Hutchins Economic Development Corporation had completed its Executive Session and that no action was taken in Executive Session.

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

- 8. Discuss and consider matters discussed in Executive Session including the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.**

A. Executive Director

Mr. Nichols made a motion that the Board authorize the President of the Hutchins Economic Development Corporation to negotiate and execute an updated and restated employment agreement with the Executive Director. The President is authorized to negotiate all terms and provisions of the agreement except for the Executive Director's base salary, which shall remain as previously approved by the Board.

The motion was seconded by Mr. Odom and passed unanimously.

H. Adjournment.

No further business was conducted, Mr. Nichols made a motion to adjourn the meeting. Ms. Madrigal seconded the motion. The Board, by unanimous vote, adjourned the meeting at 8:06 p.m.

Approved:

Raymond Elmore, President