

MINUTES

The HITCHCOCK ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting – 18 January 2024 – 5:30 P.M.

The regular monthly meeting for the Hitchcock Economic Development Corporation (HEDC) will be held on Thursday January 18, 2024, at 5:30 PM. This will be an open meeting held at the HEDC boardroom at 8115 Hwy. 6, Hitchcock, Texas 77563.

A G E N D A

1. Call to Order.

Meeting called to order at 5:39 PM.

2. Roll call of members.

5 of 5 members present.

3. Public Comments (Limit 2 minutes per speaker).

None.

4. Consent Agenda

- a. Approval of the Minutes of the HEDC Regular Meeting December 7, 2023
- b. Approval of payment of the HEDC Monthly VISA account at Texas First Bank

Motion passed unanimously.

5. Presentation and discussion of the proposed Downtown Mixed-Use Zoning District (Arnie Cross) – Originally Item 6

Arnie Cross and Stacey Baker presented a summary of the Downtown Overlay District and fielded questions from the board. Jack Click stated that the ordinance should be approved ASAP and that all HEDC-owned properties would adopt the new zoning.

6. Presentation and discussion of the revised HEDC Incentive Policy (Devin DePascal) – Originally Item 7

The Executive Director presented the revised HEDC Incentive Policy, which now includes categories for retail and “All Other”. The board accepted the revisions and the Executive Director was encouraged to proceed with a presentation of the policy before City Council tentatively scheduled for the February meeting.

7. Presentation and discussion regarding a proposed project (Kimberly Jenkins) – Originally Item 5

Kimberly Jenkins presented her proposal to purchase the lot at 8125 Hwy. 6, which is currently owned by HEDC, to construct a café/bistro concept of outdoor seating anchored by a small kitchen constructed within two retrofitted shipping containers. The business would operate 3-4 days a week from 8am to 6pm. The purchase price for the property was not discussed during the meeting.

8. HEDC Financial Report. (Devin DePascal)

Board approved the Financial Report as presented by the Executive Director. Motion approved unanimously.

9. Executive Director's Report. (Devin DePascal)

- a. Project Report**
- b. Director's Activities**
- c. Real Property Update**
- d. Downtown & Events Status Report**
- e. HEDC Visioning/Retreat**

The Executive Director provided updates on all active projects, as well as meetings with prospects, plans for and interest in HEDC-owned property, and updates on planned and upcoming events. The Executive Director was encouraged to reach out to Dr. Sueme regarding his interest in the lot next to City Hall and to consider listing HEDC properties on HEDC's website.

A draft of a Marketing Services agreement between HEDC and the Chamber was distributed, with the goal of discussing and/or approving at the next meeting.

10. Executive Session: Adjournment to Executive Session Pursuant to Texas Open Meetings Act, Tex. Gov. Code § 551.072 – Deliberation about Real Property.

No executive session.

11. Reconvene into open session and consider action discussed in executive session.

12. President's Comments

- a. Brief the board on status of HEDC Activities.**

None.

13. Mayor's Comments

None.

14. Board Members' Comments

No comments.

ANNOUNCEMENT

- a. **Next regular meeting 15 February 2024 at 5:30 p.m.**

15. ADJOURN

Motion to adjourn the meeting passed unanimously and the meeting was adjourned at 8:10 PM.