



# CITY OF HALLETTSVILLE

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## ECONOMIC DEVELOPMENT CORPORATION NOTICE OF MEETING

**NOTICE OF A JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO ON THIS AGENDA AS THE HEDC COMBINED BOARD  
THURSDAY, NOVEMBER 16, 2023, 7:00 A.M.  
COUNCIL CHAMBERS, CITY HALL  
101 NORTH MAIN STREET  
HALLETTSVILLE, TEXAS 77964**

### AGENDA

#### PLEDGE OF ALLEGIANCE, CALL TO ORDER, AND ANNOUNCEMENT OF QUORUM

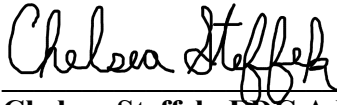
- 1) Public Comment Period (*speaking time limit to 5 minutes per person*)
- 2) Consider approving the September 28, 2023 meeting minutes for the HEDC Combined Board.
- 3) Receive an administrative report of financial and administrative updates for the HEDC Combined Board.
- 4) Consider approving the payment of all bills due and payable for the HEDC Combined Board.
- 5) Discuss and consider **Resolution 2023-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and K & G Pet Grooming regarding building renovations for property generally located at 1103-A N. Texana, Hallettsville, Texas 77964.
- 6) Discuss and consider **Resolution 2023-010** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Ehler's Furniture regarding advertising for property generally located at 100 N. LaGrange, Hallettsville, Texas 77964.
- 7) Discuss and consider **Resolution 2023-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. regarding construction and improvements for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.
- 8) Discuss and consider **Resolution 2023-012** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. for advertising and marketing collaborations in a separate downtown holiday pop-up shop for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.
- 9) Discuss and consider **Resolution 2023-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and John H. Martisek regarding purchase of commercial real estate for property generally located at 1624 N. Texana, Hallettsville, Texas 77964.

- 10) Discuss and consider **Resolution 2023-014** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hallettsville Chamber of Commerce and Agriculture regarding advertising and marketing for property generally located at 1614 N. Texana St., Hallettsville, Texas 77964.
- 11) Public Hearing, briefing and possible action on **Resolution 2023-015** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Lavaca Swimming Pool, Inc. regarding the repair and renovations at a property generally located at 105 E. Park St., Hallettsville, Texas 77964.
- 12) Discuss and consider the grant guidelines and application for the Hallettsville 4B Business Development Corporation Parks Project Program.
- 13) Discuss and consider designating place numbers for Director appointments for the HEDC Combined Board in accordance with the Bylaws.
- 14) Receive an update on the EDA Re-compete Pilot Program Joint Grant Application with the #544 Commuting Zone for the Hallettsville 4B Business Development Corporation.
- 15) Discuss and consider the Hallettsville 4B Business Development Corporation entering into a Memorandum of Understanding (MOU) with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), Yoakum Economic Development Corporation (YEDC), City of Edna (COE), and Golden Crescent Regional Planning Commission (GCRPC) to apply for the Economic Development Administration Re-compete Pilot Program (Strategy Development Grant, Phase One) and spending up to \$2,486.40 towards a shared grant writer for the application.
- 16) Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (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; or (2) to deliberate the offer of a financial or other incentive to a business prospect.
  - **Project Love Actually**
  - **Project Top Gun**
- 17) Take any actions based on discussion held in closed session under Agenda Item No. 16.
- 18) Consider HEDC Combined Board recommendations of agenda items for future meetings.
- 19) Announcements
- 20) Adjournment

**PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE HEDC COMBINED BOARD RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTION 551.071 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.**

**PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICE SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, LARGE PRINT OR BRAILLE, ARE REQUESTED TO CONTACT CHELSEA STEFFEK AT (361) 772-3021 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

**Posted by:**

A handwritten signature in cursive script that reads "Chelsea Steffek". The signature is written in black ink and is positioned above a horizontal line.

**Chelsea Steffek, EDC Administrator**

**Posted on November 10, 2023 at 5:00 P.M**