



CITY OF HALLETTSVILLE

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, JULY 24, 2025, 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 June 19, 2025 meeting minutes for the HEDC Combined Board.
- 3) Discuss and consider **Resolution 2025-007** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Western States Housing Hallettsville, LTD regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 1134 Donna Drive, Hallettsville, Texas 77964.
- 4) Public Hearing, briefing and possible action on **Resolution 2025-008** approving a Performance Agreement by and between the HEDC Combined Board and Texas Elite Therapy Team regarding the purchase of property, construction, and purchase of equipment, furniture, and fixtures for business generally located at Part of Block 2 and 3 from the J.E. Lay Addition, Hallettsville, Texas 77964 in an amount exceeding \$10,000.
- 5) Discuss and consider **Resolution 2025-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Baker's Homegrown Café regarding purchase of property for property generally located at 109 South Main Street, Hallettsville, Texas 77964.
- 6) Discuss and consider **Resolution 2025-010** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Country Customs LLC regarding the purchase of equipment, furniture and fixtures for property generally located at 101 West 4th Street, Hallettsville, Texas 77964.
- 7) Receive an administrative report of financial and administrative updates for the HEDC Combined Board.
- 8) Consider approving the payment of all bills due and payable for the HEDC Combined Board.
- 9) Discuss the HEDC Combined Board's Investment Policy.

10) 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.

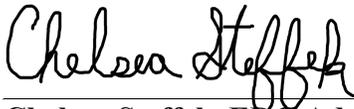
- **Project Love Actually**
- **Project Yellowstone**
- **Future Projects**

- 11) Take any actions based on discussion held in closed session under Agenda Item No. 10.
- 12) Consider HEDC Combined Board recommendations of agenda items for future meetings.
- 13) Announcements
- 14) 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:



Chelsea Steffek, EDC Administrator

Posted on July 18, 2025 at 5:00 P.M.