

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, JANUARY 23, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: Scott Rainosek and Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (in at 7:25 A.M.)

GUESTS: Kelly Haas, Holly Haas, and Paula Grahmann

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the December 17, 2024 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the December 17, 2024 meeting minutes for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

Director W. Barrera entered the meeting at 7:01 A.M.

AGENDA ITEM #3: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #4: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #5: Public Hearing, briefing and possible action on **Resolution 2025-001** approving a Performance Agreement by and between the HEDC Combined Board and Hometown Wellness Clinic regarding the construction, renovations, purchase of equipment, furniture, and fixtures for property generally located at 306 N. Texana St., Hallettsville, Texas 77964 in an amount exceeding \$10,000.

Public Hearing Start: 7:05 A.M.

Public Hearing End: 7:05 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve **Resolution 2025-001** approving a Performance Agreement by and between the HEDC Combined Board and Hometown Wellness Clinic regarding the construction, renovations, purchase of equipment, furniture, and fixtures for property generally located at 306 N. Texana St., Hallettsville, Texas 77964 in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS with \$75,000 paid out of Fiscal Year 2025 Budget, \$25,000 out of Fiscal Year 2026 Budget, and \$25,000 of Fiscal Year 2027 Budget.

Director Bujnoch seconded the motion.

DISCUSSION: Paula Grahmann presented her project to the board and answered questions about the project. Holly Haas also answered some questions pertaining to the medical field.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #6: Review and consider approving **Resolution 2025-002**, the annual review and effective date of the HEDC Combined Board's Investment Policy.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2025-002**, the annual review and effective date of the HEDC Combined Board's Investment Policy.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #7: Discuss and consider appointing the 2025 Offices of President, Vice President, Secretary, and Treasurer for the HEDC Combined Board in accordance with the Bylaws.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve Alan Jirkovsky for President, Scott Rainosek for Vice President, Chad Bludau for Secretary, and Stanley Bujnoch for Treasurer of the HEDC Combined Board in accordance with the Bylaws.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #8: Discuss and consider a sub-committee of up to three (3) board members for grants and projects exceeding \$10,000 for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #9: Discuss the HEDC Combined Board's 2025 regular meeting dates.

MOTION: None.

DISCUSSION: None.

President Jirkovsky called for the meeting to enter into Executive Session at 7:54 A.M.

AGENDA ITEM #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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

Director A. Barrera left the meeting at 8:05 A.M.

The meeting reconvened into Open Session at 8:35 A.M.

AGENDA ITEM #11: Take any actions based on discussion held in closed session under Agenda Item No. 10.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director W. Barrera seconded the motion.

DISCUSSION: None.

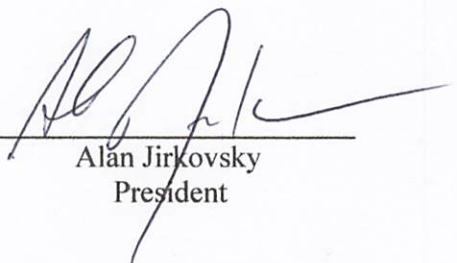
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 8:43 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, MARCH 27, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Scott Rainosek, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward

GUESTS: Jennifer Hagan and Daphne Koerth

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the January 23, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the January 23, 2025 meeting minutes for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

AGENDA ITEM #3: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

Director Bujnoch entered the meeting at 7:03 A.M.

AGENDA ITEM #4: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #5: Discuss and consider the Hallettsville 4A Manufacturing Development Corporation sponsoring the Christmas lights for the 2025 Festival of Lights in the amount of \$7,191.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the Hallettsville 4A Manufacturing Development Corporation sponsoring the Christmas lights for the 2025 Festival of Lights in the amount of \$7,191.

Director A. Barrera seconded the motion.

DISCUSSION: Daphne Koerth from the Festival of Lights explained the request letter and the light quote to the board. She explained that there were only enough LED lights to cover half of the Courthouse. With these being LEDs, they should last 3-5 years. She said the new FOL board is committed to raising funds along with the donations from businesses and citizens.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #6: Discuss and consider the Hallettsville 4B Business Development Corporation sponsoring the Christmas lights for the 2025 Festival of Lights in the amount of \$7,191.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the Hallettsville 4B Business Development sponsoring the Christmas lights for the 2025 Festival of Lights in the amount of \$7,191.

Director A. Barrera seconded the motion.

DISCUSSION: Daphne Koerth from the Festival of Lights explained the request letter and the light quote to the board. She explained that there were only enough LED lights to cover half of the Courthouse. With these being LEDs, they should last 3-5 years. She said the new FOL board is committed to raising funds along with the donations from businesses and citizens.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: Discuss and consider **Resolution 2025-003** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Chamber of Commerce & Agriculture/Visitor Center for purchase of equipment for property generally located at 1614 North Texana Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve **Resolution 2025-003** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hallettsville Chamber of Commerce & Agriculture/Visitor Center for purchase of equipment for property generally located at 1614 North Texana Street, Hallettsville, Texas 77964.

Director Rainosek seconded the motion.

DISCUSSION: Jennifer Hagan, Chamber Executive Director, was present to answer questions regarding the application. She explained that they are replacing the non-working existing digital sign. Two other grants were applied for to help with this project, LCRA and GVEC PowerUp Grants. The potential awards will be known within the upcoming month. The amount awarded by HEDC will help fill the gap if the others are or are not awarded.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #8: Discuss and consider **Resolution 2025-004** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Lavaca Swimming Pool, Inc. regarding the Pool Deck Renovation Project at property generally located at the Lavaca Swimming Pool located at 105 East Park Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2025-004** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Lavaca Swimming Pool, Inc.

regarding the Pool Deck Renovation Project at property generally located at the Lavaca Swimming Pool located at 105 East Park Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: Jennifer Hagan, Pool Manager, was present to answer questions regarding the application. The board decided to add that the pool must stay public during the terms of the performance agreement. President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #9: The HEDC Combined Board will receive an update on property located at 400 North Texana from the new property owners and discuss the future of the property.

MOTION: None.

DISCUSSION: New owners were not present Will bring back to discuss again on the next agenda.

AGENDA ITEM #10: Budget Workshop: Discuss the HEDC Combined Board's 2026 Budget.

MOTION: None.

DISCUSSION: The following items were discussed for 2026: Placer.ai, Make Hallettsville Beautiful, and Texas Parks and Wildlife Parks Grant. The board would like to bring Placer.ai back to next meeting to discuss and consider implementing in 2025. Grace Ward updated the board on the TPW Grant that the City will be applying for which will be awarded in January of 2026. The board would like to consider committing an amount for the TPW Grant in 2026. The Make Hallettsville Beautiful Program will not be considered for 2026 due to other important needs at this time.

Director Rainosek left the meeting at 7:50 A.M.

Director Rainosek entered the meeting at 7:55 A.M.

Director Rainosek left the meeting at 8:26 A.M.

President Jirkovsky called for the meeting to enter into Executive Session at 8:28 A.M.

Director A. Barrera left the meeting at 8:28 A.M.

AGENDA ITEM #11: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

The meeting reconvened into Open Session at 9:05 A.M.

AGENDA ITEM #12: Take any actions based on discussion held in closed session under Agenda Item No. 11.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #15: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director W. Barrera seconded the motion.

DISCUSSION: None.

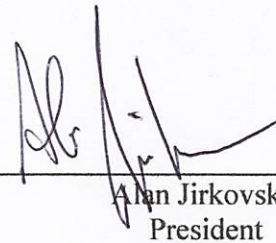
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 9:11 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, APRIL 24, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Scott Rainosek, Chad Bludau, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: None

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward

GUESTS: Jennifer Hagan

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the March 27, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the March 27, 2025 meeting minutes for the HEDC Combined Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

Director A. Barrera in at 7:01 A.M.

AGENDA ITEM #3: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #4: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #5: Discuss and consider **Resolution 2025-005** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Rainosek's True Value for building renovations located at 101 East 2nd Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2025-005** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Rainosek's True Value for building renovations located at 101 East 2nd Street, Hallettsville, Texas 77964.

Director A. Ehler seconded the motion.

DISCUSSION: Director Rainosek made a statement before any discussion that he would be abstaining from voting due to a conflict of interest since he is employed and has a small ownership in the business/building.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	0
ABSTAIN	1

AGENDA ITEM #6: The HEDC Combined Board will receive an update on property located at 400 North Texana and discuss the future of the property.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #7: The HEDC Combined Board will receive an update on property located at 514 West Fairwinds and discuss the future of the property.

MOTION: None.

DISCUSSION: The City will be taking care of the demolition of the commercial building.

AGENDA ITEM #8: Discuss and consider approval for the EDC Administrator, Chelsea Steffek, to enter into a one-year subscription agreement between the HEDC Combined Board and Placer.ai to support data insights for grant applications and new business development opportunities.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the EDC Administrator, Chelsea Steffek, to enter into a one-year subscription agreement between the HEDC Combined Board and Placer.ai to support data insights for grant applications and new business development opportunities.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #9: Budget Workshop: Discuss the HEDC Combined Board's 2026 Budget.

MOTION: None.

DISCUSSION: Chelsea will make adjustments discussed such as correcting the amounts in the programming and advertising accounts. This will be brought back in May for final approval and presentation to Council will be in June.

Director Rainosek left the meeting at 7:51 A.M.

President Jirkovsky called for the meeting to enter into Executive Session at 7:52 A.M.

AGENDA ITEM #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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

Director A. Barrera left the meeting at 8:15 A.M.

Director Rainosek entered the meeting at 8:17 A.M.

City Administrator, Grace Ward, entered the meeting at 8:17 A.M.

Director A. Barrera entered the meeting at 8:20 A.M.

Director A. Barrera left the meeting at 8:41 A.M.

The meeting reconvened into Open Session at 8:54 A.M.

AGENDA ITEM #11: Take any actions based on discussion held in closed session under Agenda Item No. 10.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director Rainosek seconded the motion.

DISCUSSION: None.

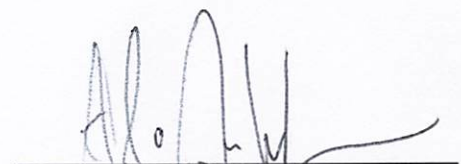
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:55 A.M.



Chad Bludau
Secretary


Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, MAY 29, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Chad Bludau, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: Scott Rainosek

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward

GUESTS: Jennifer Hagan and Daphne Koerth

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the April 24, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the April 24, 2025 meeting minutes for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #3: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #4: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #5: Discussion and possible action regarding an amendment to the Hallettsville 4A Manufacturing Development Corporation's sponsorship contribution for the 2025 Festival of Lights, to include an additional amount of \$390.60.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the amendment to the Hallettsville 4A Manufacturing Development Corporation's sponsorship contribution for the 2025 Festival of Lights, to include an additional amount of \$390.60.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #6: Discussion and possible action regarding an amendment to the Hallettsville 4B Business Development Corporation's sponsorship contribution for the 2025 Festival of Lights, to include an additional amount of \$390.60.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the amendment to the Hallettsville 4B Business Development Corporation's sponsorship contribution for the 2025 Festival of Lights, to include an additional amount of \$390.60.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: Budget Workshop: Discuss the HEDC Combined Board's 2026 Budget.

MOTION: None.

DISCUSSION: Move unassigned amounts to Fixed Capital in both 4A and 4B.

AGENDA ITEM #8: Public hearing, discussion and possible action on approving the Hallettsville 4A Manufacturing Development Corporation's 2026 Budget.

Public Hearing Start: 7:54 A.M.

Public Hearing End: 7:55 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the Hallettsville 4A Manufacturing Development Corporation's 2026 Budget with the changes discussed in the Budget Workshop.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #9: Public hearing, discussion, and possible action on approving the Hallettsville 4B Business Development Corporation's 2026 Budget.

Public Hearing Start: 7:56 A.M.

Public Hearing End: 7:56 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the Hallettsville 4B Business Development Corporation's 2026 Budget with the changes discussed in the Budget Workshop.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0

President Jirkovsky called for the meeting to enter into Executive Session at 7:58 A.M.

AGENDA ITEM #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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

The meeting reconvened into Open Session at 8:44 A.M.

AGENDA ITEM #11: Take any actions based on discussion held in closed session under Agenda Item No. 10.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to adjourn the meeting.


Director Bujnoch seconded the motion.

DISCUSSION: None.

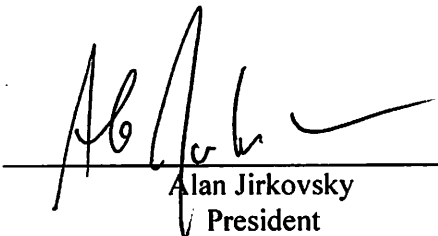
President Jirkovsky called for a vote.

A YE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:45 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, JUNE 19, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Scott Rainosek, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward

GUESTS: Jennifer Hagan, Troy Hines, Katie Broom, Lauren Pasak, Christie Merz, Morgan Van Riper-Rose (through phone call for Item #5)

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the May 29, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the May 29, 2025 meeting minutes for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #3: The HEDC Combined Board will receive a presentation and business update from the owners of Texas Elite Therapy Team.

MOTION: None.

DISCUSSION: Katie Broom and Lauren Pasak did a presentation on their business, Texas Elite Therapy Team. They gave an update on how they are expanding and adding jobs and are now moving to a new location and building a new clinic.

AGENDA ITEM #4: The HEDC Combined Board will receive a presentation from the owner of 208 Gilbert Street, Hallettsville, Texas 77964 on their plans to build the Betty Park Apartment Complex.

MOTION: None.

DISCUSSION: None. No one showed up to present.

AGENDA ITEM #5: The HEDC Combined Board will receive a presentation from PK Companies on their potential acquisition of the Lavaca Landing Apartments located at 1134 Donna Drive, Hallettsville, Texas 77964.

MOTION: None.

DISCUSSION: Chelsea presented information provided by PK Companies. Chelsea also called Morgan Van Riper-Rose to expand further and answer any questions from the board. She is located out of state and assisting with this project.

AGENDA ITEM #6: Discuss and consider **Resolution 2025-006** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Bohuslav Ag Supply

regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 886 West Fairwinds, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2025-006** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Bohuslav Ag Supply regarding construction, renovations, purchase of equipment, furniture and fixtures for property generally located at 886 West Fairwinds, Hallettsville, Texas 77964.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #8: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #9: Discuss the HEDC Combined Board's Investment Policy.

MOTION: None.

DISCUSSION: Our current investment policy was discussed. Grace Ward presented a spreadsheet breakdown of how our funds are dispersed in the pools. There were questions on the different types of investments that Chelsea, Grace, and Stanley will be looking into.

Director A. Barrera left the meeting at 7:55 A.M.

Director Rainosek left the meeting at 7:55 A.M.

Director Rainosek entered the meeting at 7:57 A.M.

AGENDA ITEM #10: Receive the Fiscal Year 2024 Audit for the HEDC Combined Board.

MOTION: None.

DISCUSSION: Chelsea presented the HEDC Combined Board's audit findings.

President Jirkovsky called the meeting into closed session at 8:17 A.M.

AGENDA ITEM #11: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

The meeting reconvened into Open Session at 9:05 A.M.

AGENDA ITEM #12: Take any actions based on discussion held in closed session under Agenda Item No. 11.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #15: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

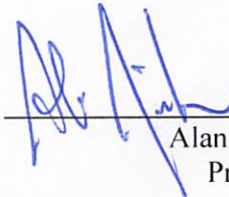
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 9:06 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, JULY 24, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Stanley Bujnoch, David Ehler, Chad Bludau, Scott Rainosek, Audrey Barrera and William (Billy) Barrera

DIRECTORS ABSENT: David Ehler

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward

GUESTS: Jennifer Hagan, Lisa Baker, Lauren Pasak, Katie Broom, Mallory Alliss

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the June 19, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the June 19, 2025 meeting minutes for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #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.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **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.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #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.

Public Hearing Start: 7:03 A.M.

Public Hearing End: 7:03 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve **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.

Director W. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #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.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **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.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #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.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table the discussion on **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.

Director A. Barrera seconded the motion.

DISCUSSION: The company will update the application with an updated amount and submit again for July's meeting.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #8: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bludau moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #9: Discuss the HEDC Combined Board's Investment Policy.

MOTION: None.

DISCUSSION: We are attending the PFIA training in December and will bring an updated policy to approve in January 2026.

President Jirkovsky called the meeting into closed session at 7:42 A.M.

AGENDA ITEM #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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

Director Rainosek left the meeting at 7:53 A.M.

Director Rainosek entered the meeting at 7:57 A.M.

The meeting reconvened into Open Session at 8:32 A.M.

AGENDA ITEM #11: Take any actions based on discussion held in closed session under Agenda Item No. 11.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve an agreement to purchase 3.0248 acre tract of land located at 55 County Road 200 in the City of Hallettsville in the Luke J. Presnal Subdivision, Abstract 355 for the purchase price of \$225,000 and authorize the President, Alan Jirkovsky, to execute all necessary documents.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #12: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #14: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bludau moved to adjourn the meeting.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE 5

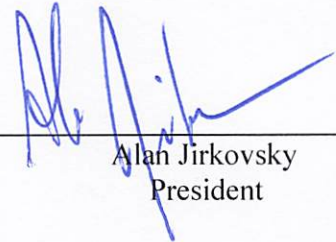
NAY 0

ABSENT 1

President Jirkovsky adjourned the meeting at 8:33 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, AUGUST 21, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Audrey Barrera and William (Billy) Barrera
DIRECTORS ABSENT: Chad Bludau, Scott Rainosek, and Stanley Bujnoch
STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward
GUESTS: Jennifer Hagan, Mallory Alliss

President Alan Jirkovsky called the meeting to order at 7:01 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the July 24, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the July 24, 2025 meeting minutes for the HEDC Combined Board.

Director W. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #3: Discuss and consider **Resolution 2025-010** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Country Customs LLC regarding the renovations, purchase of equipment, furniture and fixtures for property generally located at 101 West 4th Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2025-010** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Country Customs LLC regarding the renovations, purchase of equipment, furniture and fixtures for property generally located at 101 West 4th Street, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #4: Discuss and consider the Hallettsville 4B Business Development Corporation's participation as a Special Forum Partner for the Stand Up Rural Regional Forum October 7-8 2025 in Gonzales, Texas in the amount of \$1,500.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the Hallettsville 4B Business Development Corporation's participation as a Special Forum Partner for the Stand Up Rural Regional Forum October 7-8 2025 in Gonzales, Texas in the amount of \$1,500.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #5: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #6: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky called the meeting into closed session at 7:13 A.M.

AGENDA ITEM #7: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

The meeting reconvened into Open Session at 7:57 A.M.

AGENDA ITEM #8: Take any actions based on discussion held in closed session under Agenda Item No. 11.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #9: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #10: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director A. Barrera moved to adjourn the meeting.

Director Ehler seconded the motion.

DISCUSSION: None.

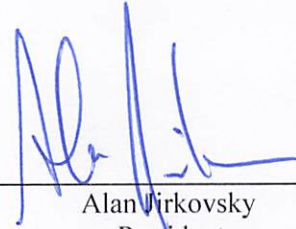
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 7:58 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, SEPTEMBER 25, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Audrey Barrera, William (Billy) Barrera, Scott Rainosek, and Stanley Bujnoch

DIRECTORS ABSENT: Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek

GUESTS: Renee Lamson

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the August 21 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the August 21, 2025 meeting minutes for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

Director Ehler moved to rescind this motion to approve the August 21 2025 meeting minutes for the HEDC Combined Board.

Director Bujnoch seconded the motion.

DISCUSSION: Director Bujnoch was not at the last meeting so he was unable to 2nd the motion.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

MOTION: Director Ehler moved to approve the August 21, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky seconded the motion.

DISCUSSION: Out of the 4 members present at the time of this agenda item, Director Ehler and President Jirkovsky were the only 2 board members that were at the last meeting.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

Director A. Barrera entered the meeting at 7:03 A.M.

Director W. Barrera entered the meeting at 7:03 A.M.

AGENDA ITEM #3: Discuss and consider **Resolution 2025-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and American Shield Roofing & Construction, LLC regarding the purchase of property, renovations, purchase of equipment, furniture and fixtures for property generally located at 100 S. Texana Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2025-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and American Shield Roofing & Construction, LLC regarding the purchase of property, renovations, purchase of equipment, furniture and fixtures for property generally located at 100 S. Texana Street, Hallettsville, Texas 77964.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #4: Discuss and consider **Resolution 2025-012** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and TEAM Retirement Solutions regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 108 N. LaGrange Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2025-012** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and TEAM Retirement Solutions regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 108 N. LaGrange Street, Hallettsville, Texas 77964.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #5: Discuss and consider bids for Hay Lease/Grounds Maintenance for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #6: Discuss and consider action on Hay Lease/Grounds Maintenance for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve a Hay Lease/Grounds Maintenance agreement with Larry Dornak for the Hallettsville 4A Manufacturing Development Corporation's Industrial Property.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #7: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #8: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky called the meeting into closed session at 7:23 A.M.

AGENDA ITEM #9: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

Director A. Barrera left the meeting at 7:51 A.M.

Director Rainosek left the meeting at 7:51 A.M.

The meeting reconvened into Open Session at 8:14 A.M.

AGENDA ITEM #10: Take any actions based on discussion held in closed session under Agenda Item No. 9.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #13: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director W. Barrera moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

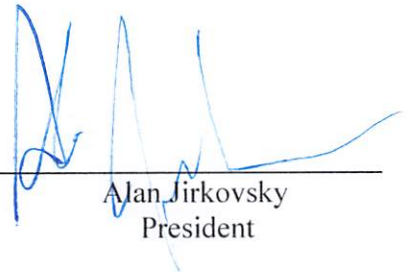
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 8:15 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, OCTOBER 30, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Scott Rainosek, and Stanley Bujnoch
DIRECTORS ABSENT: Chad Bludau, Audrey Barrera, and William (Billy) Barrera
STAFF PRESENT: EDC Administrator Chelsea Steffek
GUESTS: Jennifer Hagan

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the September 25, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the September 25, 2025 meeting minutes for the HEDC Combined Board.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #3: Discuss and consider **Resolution 2025-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Town & Country Sales, LLC regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 105A Fairwinds, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2025-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Town & Country Sales, LLC regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 105A Fairwinds, Hallettsville, Texas 77964.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #4: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #5: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky called the meeting into closed session at 7:23 A.M.

AGENDA ITEM #6: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

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

The meeting reconvened into Open Session at 7:52 A.M.

AGENDA ITEM #7: Take any actions based on discussion held in closed session under Agenda Item No. 6.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve an agreement to purchase 3.0248 acre tract of land located at 55 County Road 200 in the City of Hallettsville in the Luke J. Presnal Subdivision, Abstract 355 for the purchase price of \$225,000 and authorize the President, Alan Jirkovsky, to execute all necessary documents contingent that the seller agrees to the following: that 15% is withheld to make appropriate IRS filings, they provide a general warranty deed, and that they provide an attorney opinion letter as required by the title company.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

AGENDA ITEM #8: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #9: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #10: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE 3

NAY 0

ABSENT 3

President Jirkovsky adjourned the meeting at 7:55 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President

**JOINT REGULAR MEETING OF
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD
7:00 A.M. THURSDAY, NOVEMBER 20, 2025, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Scott Rainosek, Stanley Bujnoch, Chad Bludau, Audrey Barrera, and William (Billy) Barrera

DIRECTORS ABSENT: None

STAFF PRESENT: EDC Administrator Chelsea Steffek & City Administrator Grace Ward

GUESTS: Jennifer Hagan

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

AGENDA ITEM #1: Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None.

COMMENTS: None.

AGENDA ITEM #2: Consider approving the October 30, 2025 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the October 30, 2025 meeting minutes for the HEDC Combined Board.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director A. Barrera entered the meeting at 7:01 A.M.

Director W. Barrera entered the meeting at 7:01 A.M.

AGENDA ITEM #3: Discuss and consider approving a payout amendment to **Resolution 2025-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Town & Country Sales, LLC regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 105A Fairwinds, Hallettsville, Texas 77964 and keeping the original effective date.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve a payout amendment to **Resolution 2025-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Town & Country Sales, LLC regarding renovations, purchase of equipment, furniture and fixtures for property generally located at 105A Fairwinds, Hallettsville, Texas 77964 and keeping the original effective date.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #4: Discuss and consider approving **Resolution 2025-014** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and One Stop Express regarding renovations and purchase of equipment, furniture and fixtures for property generally located at 414 W. Fairwinds, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2025-014** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and One Stop Express regarding renovations and purchase of equipment, furniture and fixtures for property generally located at 414 W. Fairwinds, Hallettsville, Texas 77964.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #5: Discuss and consider any changes to the grant incentives, guidelines, and applications for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve changing the due date for grant applications to the first of the month to be considered on that month's agenda.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

AGENDA ITEM #6: Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #7: Consider approving the payment of all bills due and payable for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director A. Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

President Jirkovsky called the meeting into closed session at 7:16 A.M.

AGENDA ITEM #8: 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, Section 551.074 Personnel Matters, 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 appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

- **Annual review of the EDC Administrator's contract for the HEDC Combined Board.**
- **Project Love Actually**
- **Project Yellowstone**
- **Future Projects**

Director A. Barrera left the meeting at 7:56 A.M.

Director Rainosek left the meeting at 7:56 A.M.

Director Rainosek entered the meeting at 7:59 A.M.

The meeting reconvened into Open Session at 9:00 A.M.

AGENDA ITEM #9: Take any actions based on discussion held in closed session under Agenda Item No. 8.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve a pay increase for the EDC Administrator's contract to an additional ONE THOUSAND FOUR HUNDRED AND NO/100 annually.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

AGENDA ITEM #10: Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #11: Announcements.

MOTION: None.

DISCUSSION: None.

AGENDA ITEM #12: Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to adjourn the meeting.

Director Bludau seconded the motion.

DISCUSSION: None.

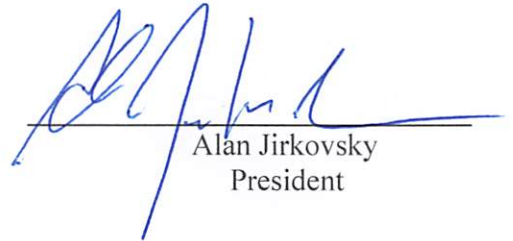
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 9:02 A.M.



Chad Bludau
Secretary



Alan Jirkovsky
President