



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, APRIL 23, 2026, 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

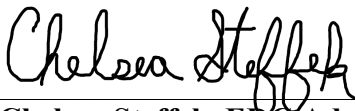
- 1) Public Comment Period (*speaking time limit to 5 minutes per person*)
- 2) Consider approving the March 26, 2026 meeting minutes for the HEDC Combined Board.
- 3) The HEDC Combined Board will receive a project update from HISD on the Hardball/Softball field projects and discuss future funding opportunities.
- 4) Discuss and consider approving **Resolution 2026-004** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Seven Sons Cinema, LLC d/b/a The Cole Theatre regarding marketing and advertising for property generally located at 207 E. 2nd Street, Hallettsville, Texas 77964.
- 5) Discuss and consider approving **Resolution 2026-005** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Seven Sons Cinema, LLC d/b/a The Cole Theatre regarding the purchase of property, construction, renovations, purchase of equipment, furniture, and fixtures for property generally located at 207 E. 2nd Street, Hallettsville, Texas 77964.
- 6) Public Hearing, briefing and possible action on **Resolution 2026-006** approving a Performance Agreement by and between the HEDC Combined Board and Seven Sons Cinema, LLC d/b/a The Cole Theatre regarding marketing and advertising and the purchase of property, construction, renovations, purchase of equipment, furniture, and fixtures for property generally located at 207 E. 2nd Street, Hallettsville, Texas 77964 in an amount exceeding \$10,000.
- 7) Discuss and consider the new HEDC Business Incentives grant award calculator for the HEDC Combined Board.
- 8) Budget Workshop: Discuss the HEDC Combined Board's 2027 Budget.
- 9) Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

- 10) Consider approving the payment of all bills due and payable for the HEDC Combined Board.
- 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 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**
- 12) Take any actions based on discussion held in closed session under Agenda Item No. 11.
- 13) Consider HEDC Combined Board recommendations of agenda items for future meetings.
- 14) Announcements
- 15) 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 April 17, 2026 at 5:00 P.M.