

Minutes of the Meeting of the
BOARD OF DIRECTORS
of the
HILLSBORO ECONOMIC DEVELOPMENT CORPORATION
Friday February 6, 2026

Members Present:

Natasha Sawyer, President
Marc Young, Vice President
Bill Siddons, Director
Kennie Nowlin, Sec. /Treas.
Mike McDonald, Director

Members Absent:

Charles Eaton, Director
Amy Fuchs, Director

Staff Present:

Jessica Trew

Others Present:

Utility Representative Jayne Rose; Workforce Representative Tom Mills; Matt Reynolds,
Tejas Logistics

Agenda Item 1: Call Meeting to Order

President Sawyer called the meeting to order at 12:08 p.m.

Agenda Item 2: Call Roll

Exec. Dir. Trew called roll and reported a quorum.

Agenda Item 3: Public Comments

Matt Reynolds provided a brief introduction of himself and shared the opportunities available at Tejas Logistics

Agenda Item 4: Election of 2026 Officers

The proposed slate of officers was announced by Jessica Trew.
Director Siddons moved to approve officers as presented, seconded by Director McDonald.

Ayes: Sawyer, Young, Siddons, Nowlin, McDonald

Agenda Item 5: Declaration of Conflicts of Interest

None

Agenda Item 6: Review and Approve Meeting Minutes from December 5, 2025

Sec./Treas. Nowlin moved to approve minutes as presented, Seconded by
Vice President Young

Ayes: Sawyer, Young, Siddons, Nowlin, McDonald

Agenda Item 7: Discussion Regarding Tax Increment Reinvestment Zone (TIRZ) #1

Jessica Trew shared several of the upcoming needs as it pertains to TIRZ #1. The HEDC has received a request from Craig Hughes to fund the engineering of the road extension by Johns Manville with TIRZ funds. There was discussion around providing funds to the design or directly to the road construction. Currently, the \$153,246.86 TIRZ balance would not likely fund the entire design. The Board is waiting on a final bid from Craig Hughes & Kimley Horn. Meanwhile, the boundaries of the TIRZ need to be updated to include newly annexed land as well as land not initially included along north Waco St. The preliminary project plan needs to be updated and adopted and the projections also need to be updated. A letter of resignation is needed from Justin Lewis and the appointment must be updated to the position of Judge rather than the individual. Exec. Dir. Trew will bring these items back to the Board when those updates and progress have been made

Agenda Item 8: Discussion Regarding HEDC Assets

With most of the HEDC land under contract, the Board discussed whether or not any further acquisitions were desirable at this time. Also discussed was use of funds for infrastructure support and incentives and whether or not a strategic plan would be beneficial to the HEDC at this time. While the initial estimates of a strategic plan seem high, the Board will entertain hearing from one or two potential consultants for a strategic plan to determine next steps. Conversation was had regarding data centers and Ex. Dir. Trew shared the proposed topic for the upcoming Go Hillsboro Summit is to have a panel discussion surrounding data centers.

Agenda Item 9: Discussion Regarding Rail Expansion

A survey has been requested via TGB Group and the HEDC can expect the final report within the week.

Agenda Item 10: Discussion Regarding Use of EDC Funds

In regard to holiday gatherings and afternoon networking events with Industrial Partners, Ex. Dir. Trew will procure sponsors for any event involving alcohol.

Agenda Item 11: Discussion and Possible Action Regarding Entering into a Contract with Onco Electric Delivery Company, LLC on the Sale of 7.121 Acres Owned by the Hillsboro Economic Development Corporation

Sec. /Treas. Nowlin made a motion to approve the action, subject to the clarifying language provided by Director McDonald regarding the future use as a public road, Seconded by Director Siddons
Ayes: Sawyer, Young, Siddons, Nowlin, McDonald

Agenda Item 12: Administrator's Report

- a. Year in Review
 - i. Project Pipeline
 - ii. BRE

- iii. Marketing
- iv. Incentive Agreements
- v. Rail Maintenance Agreements

Ex. Dir. Trew provided a brief 2-page Annual Review of 2025 for the Board to read at its leisure.

Agenda Item 13: Executive Session

The board did not enter into executive session. Planned executive session was to discuss the following:

Section 551.087 Economic Development—To discuss or deliberate (1) 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 to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). Iron Current

Section 551.072 Deliberation regarding purchase, exchange, lease, or value of real property. Iron Current

Agenda Item 14: Reconvene Into Regular Session

The board did not reconvene into regular session

Agenda Item 15: Adjourn.

There being no further business, Sec./Treas. Nowlin moved to adjourn, Seconded by Director Siddons

The meeting was adjourned at 1:43 p.m.

ATTEST:



Kennie Nowlin, Secretary-Treasurer


Natasha Sawyer, President