

Minutes of the Meeting of the
BOARD OF DIRECTORS
of the
HILLSBORO ECONOMIC DEVELOPMENT CORPORATION
Wednesday March 18, 2026

Members Present:

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

Members Absent:

Charles Eaton, Director
Amy Fuchs, Director
Marc Young, Vice President

Staff Present:

Jessica Trew

Others Present:

City Manager Megan Henderson, Assistant City Manager Tony Cain, Mayor Scott Johnson, County Judge Shane Brassell, County Attorney David Holmes, Utility Representative Jayne Rose, Foster Conger, Jay Hawes, and Mike Murphy

Agenda Item 1: Call Meeting to Order

President Sawyer called the meeting to order at 12:10 p.m.

Agenda Item 2: Call Roll

Staff member Jessica Trew called roll and reported a quorum.

Agenda Item 3: Public Comments

None

Agenda Item 4: Declaration of Conflicts of Interest

None

Agenda Item 5: Review and Approve Meeting Minutes from February 6, 2026

Sec./Treas. Nowlin moved to approve minutes as presented, Seconded by Director McDonald

Ayes: Sawyer, Siddons, Nowlin, McDonald

Agenda Item 6: Discussion Regarding Extension Request on Contract With Provident, LLC

Mr. Hawes requested, on behalf of Provident, an extension to the current contract between Provident-GRP and the HEDC. The request was for an additional four months and he explained to the Board that this time was needed to complete due diligence on infrastructure needs to the site.

Agenda Item 7: Discussion and Possible Action Regarding Entering Into a Lease Agreement With Frontier Support Logistics for a Rail Expansion

At this time, Mike Murphy of TGB joined the Board virtually to address any questions pertaining to rail. The Board reviewed the draft lease agreement prepared by Council and consulted with Mr. Murphy on a few items.

Agenda Item 8: Discussion and Possible Action Regarding Water Infrastructure Projects

City Manager Henderson shared an update on the work that this City is undergoing on water infrastructure, the grants being applied for, the immediate work required in order to utilize grant funding, and the locations of highest need. She presented the areas specific to industrial growth related to the Industrial Park and to workforce and the cost of said upgrades. Discussion proceeded regarding the water loss that is occurring and the risk to industrial growth if water stability and service interruptions are not addressed promptly. The Board discussed contributing funding to those portions of the infrastructure upgrades.

Sec./Treas. Nowlin moved to approve a payment of up to \$450,000 for water infrastructure upgrades supporting industrial development. Seconded by Director Siddons
Ayes: Sawyer, Siddons, Nowlin, McDonald

Agenda Item 9: Executive Session:

The board entered into executive session at 1:42 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).- Project Dispatch, Project Freeze Pop, Project Iron Current, Project RA

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

Agenda Item 10: Reconvene Into Regular Session

President Sawyer reconvened the Hillsboro Economic Development Corporation board into Regular Session at 1:50 pursuant to the provisions of Chapter 551 of the Texas Government Code

Agenda Item 11: Adjourn.

There being no further business, Sec. /Treas. Nowlin moved to adjourn, Seconded by Director Siddons
The meeting was adjourned at 1:50 p.m.

ATTEST:

Kennie Nowlin

Kennie Nowlin, Secretary-Treasurer

Natasha Sawyer

Natasha Sawyer, President