Minutes of the Meeting of the
BOARD OF DIRECTORS
of the
HILLSBORO ECONOMIC DEVELOPMENT CORPORATION
Friday April 24, 2026

<u>Members Present:</u>
Natasha Sawyer, President
Kennie Nowlin, Sec. /Treas.
Charles Eaton, Director
Amy Fuchs, Director
Bill Siddons, Director
Mike McDonald, Director

<u>Members Absent:</u>
Marc Young, Vice President

<u>Staff Present:</u>
Jessica Trew, Rebecca Pustejovsky

<u>Others Present:</u>

City Manager Megan Henderson, Assistant City Manager Tony Cain, Mayor Scott Johnson, four Hillsboro residents, and several other members of the public.

Agenda Item 1: Call Meeting to Order

President Sawyer called the meeting to order at 12:03 p.m.

Agenda Item 2: Call Roll

Staff member Rebecca Pustejovsky called roll and reported a quorum.

Agenda Item 3: Public Comments

Two Hillsboro residents and thirteen other members of the public spoke during public comments. Most were asking questions about data center projects or sharing concerns/opposition to data centers.

Agenda Item 4: Declaration of Conflicts of Interest

None

Agenda Item 5: Review and Approve Meeting Minutes from March 18, 2026

Director Eaton moved to approve minutes as presented, Seconded by
Director McDonald
Ayes: Sawyer, Nowlin, Eaton, Fuchs, McDonald, Siddons

Agenda Item 6: Discussion and Possible Action Regarding Entering Into an Agreement With Frontier Support Logistics, LLC and Frontier Real Estate Holdings, LLC for Railroad Track Expansion and Use

The Board asked whether there would be any impact to IKO in this project. IKO provided one of the support letters previously shared with the Board. Sec./Treas. Nowlin motioned to execute the Agreement and Dir. McDonald seconded.
Ayes: Sawyer, Nowlin, Eaton, Fuchs, McDonald, Siddons

Agenda Item 7: Discussion and Possible Action Regarding Tax Increment Reinvestment Zone #1

Executive Director Trew shared that she was still working through the updates to the preliminary plan and there was no action to take at this time.

Agenda Item 8: Discussion and Possible Action Regarding Staff Access to Banking Information

Executive Director Trew shared that recently the Finance Department had requested additional paperwork to accompany an ACH transact in the HEDC account at First National Bank. Because she is not a signatory on the account, she reached out to Board members that were signatories to acquire that documentation. The bank stated that the Board could provide access, shown through meeting minutes, to allow the Executive Director to view the account. Director Siddons motioned to give the Executive Director the ability to view the account to gather information for administrative purposed. Director McDonald seconded.
Ayes: Sawyer, Nowlin, Eaton, Fuchs, McDonald, Siddons

Agenda Item 9: Executive Session:

The Board did not enter into Executive Session.

Agenda Item 10: Discussion and Possible Action Regarding an Amendment to the Contract with Provident-GRH Hillsboro, LP on the Sale of 293.84 Acres Owned by the Hillsboro Economic Development Corporation

Director Eaton confirmed that this amendment was solely to extend the closing date of the contract as the company continued their due diligence. Sec./Treas. Nowlin moved to approve the Amendment. Director Eaton seconded the motion.
Ayes: Nowlin, Eaton, Fuchs, McDonald, Siddons
Abstaining: Sawyer

Agenda Item 11: Discussion and Possible Action Regarding an Amendment to the Contract with Polar Peak Realty, LLC on the Sale of 20.647 Acres Owned by the Hillsboro Economic Development Corporation

No amendment was presented and no action was taken.

Agenda Item 12: Reconvene Into Regular Session

The Board did not enter into Executive Session and therefore did not reconvene.

Agenda Item 13: Adjourn.

There being no further business, the meeting was adjourned at 12:55 p.m.

ATTEST:

Kennie Nowlin, Secretary-Treasurer

Natasha Sawyer, President