

Minutes of the Meeting of the
BOARD OF DIRECTORS
of the
HILLSBORO ECONOMIC DEVELOPMENT CORPORATION
Wednesday July 29, 2026

Members Present:

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

Members Absent:

Ex-Officio Members Present:

Mayor Scott Johnson, Assistant City Manager Tony Cain, County Attorney David Holmes, Workforce Representative Tom Mills, Utility Representative Jayne Rose

Staff Present:

Jessica Trew, Rebecca Pustejovsky

Agenda Item 1: Call Meeting to Order

President Sawyer called the meeting to order at 12:11 p.m.

Agenda Item 2: Call Roll

Ms. Pustejovsky called roll and reported a quorum.

Agenda Item 3: Public Comments

Basil Zangari stated his concerns regarding Board operations.

Agenda Item 4: Declaration of Conflicts of Interest

None

Agenda Item 5: Review and Approve Meeting Minutes from June 11, 2026

Director McDonald moved to approve minutes as presented, Seconded by Vice President Young.

Ayes: Sawyer, Young, Nowlin, Fuchs, Siddons, McDonald

Agenda Item 6: Discussion and Possible Action Regarding a Texas Enterprise Zone Nomination for United Forest Products, LLC

Jansen Givens, of Ryan, LLC, spoke to the Board on behalf of their client, UFP Hillsboro, LLC. They shared that UFP is requesting nomination for a TEZ designation and also shared details of the program as well as the local expansion occurring. Executive Director Trew further added that, while TEZ applications frequently include a request for local incentives, UFP has not requested any. The Board received the report and no action was taken.

Agenda Item 7: Discussion Regarding the FY 2027 Budget

Executive Director Trew shared the Adopted FY 2026 budget and YTD actuals. Staff is working on the proposed FY 2027 budget and she does not anticipate any major changes. She asked the Board to take time to refamiliarize themselves with the budget and provide her with any questions. The FY 2027 budget will be reviewed at the next meeting, with a vote at that time. Also included were sales tax collections to-date for this fiscal year. She shared that that sales tax collection numbers are strong. While monthly projections are conservative in the \$30k range based on 5-year averages, actuals are mostly in the \$40k range and the EDC sales tax revenues are about \$100k above the projected cumulative for July.

Agenda Item 8: Director's Report

- a. Railroad Maintenance Updates – All Calendar Years 2025 payments have received. Ms. Trew shared that the totals will not match with the budget numbers necessarily, as maintenance is billed on an annual basis and does not align with the fiscal calendar.
- b. EDA Grant – Ms. Trew received word last week that the EDA application for improvements to Industrial Loop was approved and is recommended for funding consideration in the total amount requested of \$5M. She will continue to work with the EDA on getting final approval.
- c. The Point Openings - Chili's opening was among the top 3 best openings in their fiscal year, which ended June 30th, and had record-breaking opening week. Chick-fil-A had an excellent opening week, with over \$5000 in giveaways on opening day to customers wearing their spots. Waffle House and Panda Express are expected to open in August, with Boot Barn coming in Q1 of 2027. Meanwhile, on the city-owned portion, the Hillsboro Arts League has moved into the former marketing office and opened its doors and three more leases for existing suites are underway.
- d. Hill County Hiring Fair would be taking place the following day from 9am-12pm in Historic City Hall. Twenty companies were registered, 7 of which are industrial.
- e. TEDC Awards – Hill College received the Workforce Award for their Heavy Haul Program and Ms. Trew completed her Future Leaders Training. An award from IEDC will be announced in August.
- f. Texans for Responsible Infrastructure Investment - The HEDC has joined a statewide coalition who, as their title implies, are focused on the state making the necessary infrastructure investments, to do so in a responsible way, and to ensure that conversations around these investments are grounded in facts.
- g. Polar Peak Update – Ms. Trew shared that the EDC land is no longer under contract for this project. The developer is still working to bring this project to Hillsboro and hopes to come back before the Board in the near future.
- h. Data Center Updates - Planning & Zoning held a meeting the previous Monday to discuss creating a definition for data centers that would require them to receive a specific use permit before proceeding with development. No action was taken. As it stands, data centers are included in the general definition of Heavy Industrial uses and is therefore permitted by right to develop in areas zoned as such without any additional requirements. Meanwhile, several members of Council, the EDC, and P&Z have an opportunity to tour a data center on August 12.

- i. Upcoming Marketing Opportunities – Ms. Trew will be attending the SEDC annual conference from August 16-18, the Team Texas Site Selection Summit from August 25-27, and the Transatlantic Business & Investment Conference through Team Texas from August 31-September 1.

Agenda Item 9: Executive Session

The Board entered into executive session at 12:30 pm to discuss the following:

Section 551.074 Deliberation regarding the evaluation of Executive Director

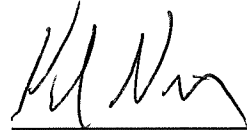
Agenda Item 10: Reconvene in Regular Session

President Sawyer reconvened the Hillsboro Economic Development Corporation board into Regular Session at 1:07 pm pursuant to the provisions of Chapter 551 of the Texas Government Code

Agenda Item 11: Adjourn.

Director McDonald motioned to adjourn; Seconded by Vice President Young. The meeting was adjourned at 1:07 p.m.

ATTEST:



Kennie Nowlin, Secretary-Treasurer


Natasha Sawyer, President