Minutes of the Meeting of the
BOARD OF DIRECTORS
of the
HILLSBORO ECONOMIC DEVELOPMENT CORPORATION
Thursday June 11, 2026

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

Members Absent:
Amy Fuchs, Director

Ex-Officio Members Present:
Mayor Scott Johnson, City Manager Megan Henderson, County Judge Shane Brassell, County Attorney David Holmes, Utility Representative Jayne Rose

Staff Present:
Jessica Trew

Agenda Item 1: Call Meeting to Order
President Sawyer called the meeting to order at 12:03 p.m.

Agenda Item 2: Call Roll
Executive Director Trew called roll and reported a quorum.

Agenda Item 3: Public Comments
Jennifer Isaacks, City of Hillsboro resident, addressed concerns regarding a pending open records request as well as concerns with data center development. 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 April 24,2026
Sec./Treas. Nowlin moved to approve minutes as presented, Seconded by Vice President Young.

Ayes: Sawyer, Young, Nowlin, Siddons, McDonald

Agenda Item 6: Resignation of Director Charles Eaton
Director Siddons motioned to accept the resignation, Seconded by Director McDonald.

Ayes: Sawyer, Young, Nowlin, Siddons, McDonald

Agenda Item 7: Discussion Regarding Updates to Tax Increment Reinvestment Zone (TIRZ) #1
Executive Director Trew presented the updated project plan for TIRZ #1, including updated projections. She shared that the most significant changes were updates to the

projects and associated costs, updating the boundaries of the TIRZ, and updating the projections. With approval, these updates will next go to the TIRZ Board, followed by Council.
Vice President Young motioned to approve the updates, Seconded by Sec./Treas. Nowlin. Director Siddons stated that he would abstain from the vote, as his brother's holding company is within TIRZ boundaries.

Ayes: Sawyer, Young, Nowlin, McDonald

<u>Agenda Item 8: Director's Report</u>
Executive Director Trew spoke to the TxDOT resurfacing of Spur 579. That project is underway and, while there had been previous discussion about completing a turn lane for future development in tandem with this project, after conversations with TxDOT and engineers, the turn lane will delayed. The cost savings would have been minimal and the delay will allow any future road design to be determined by the development that occurs. The HEDC is submitting an application to the Governor's Economic Development and Tourism to designate the two eligible tracts in Hillsboro as Opportunity Zones. Their original designation was for the duration of ten years. If selected, they will be eligible for Opportunity Zone benefits for the next ten years. The application for improvements to Industrial Loop has been submitted to the Economic Development Administration. The Executive Director also shared that Wells would be having a tour and ribbon-cutting and Board members were encouraged to attend if interested.

<u>Agenda Item 9: 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</u>
Director McDonald moved to approve the amendment to the contract, Seconded by Director Siddons.

Ayes: Sawyer, Young, Nowlin, Siddons, McDonald

<u>Agenda Items 10 & 11:</u> The Board did not convene in Executive Session

<u>Agenda Item 12: Adjourn.</u>
Sec./Treas. Nowlin motioned to adjourn; Seconded by Vice President Young. The meeting was adjourned at 12:24 p.m.

ATTEST:

Natasha Sawyer, President

Kennie Nowlin, Secretary-Treasurer