

**The State of Texas
County of Denton
Town of Hickory Creek**

The Hickory Creek Economic Development Corporation Board of Directors convened in a special session on Thursday, April 26, 2018, at 5:30 p.m. in the Council Chambers located at 1075 Ronald Reagan Avenue. Notice of this meeting was posted as required by Title 5, Chapter 551 of the Texas Government Code. The following members were present and constituted a quorum of members:

Lynn Clark, President
Bruce Enriquez, Vice President
Sugene May, arrived at 6:02 p.m.
Nate Prevost
Tracee Elrod

Absent: Nancy Koket, Secretary
Craig Oglesby

Also in attendance:

Officer Joe Leggett
Kristina Smith, Administrative Assistant

President Lynn Clark called the meeting to order at 5:38 p.m.

Following the Pledge of Allegiance, the invocation was given by Lynn Clark.

Items of Community Interest:

No items of Community Interest.

Public Comment:

Ron Furtick, 1500 Turbeville, Don't do it, it's a trap. He appreciates our time and very much appreciates the city.

Business:

B. Public Hearing:

There was no public hearing.

C. Consent Agenda Items:

1. March Meeting Minutes
2. March Financial Statements

Motion: made by Bruce Enriquez to approve consent agenda Items C1- C2 as presented. Motion seconded by Tracee Elrod.

Ayes: Lynn Clark, Bruce Enriquez, Nate Prevost, and Tracee Elrod

Nays: None

MOTION PASSED UNANIMOUSLY

D. Regular Agenda Items:

1. Monthly Performance Measurement Data.

D. (2)- Consider and act on a resolution for the Board of Directors of the Hickory Creek Economic Development Corporation, approving a First Amendment to Performance Agreement with Hard Sun V, Inc., a Texas corporation, for economic development purposes.

Motion: made by Tracee Elrod to approve a resolution for the Board of Directors of the Hickory Creek Economic Development Corporation, approving a First Amendment to Performance Agreement with Hard Sun V, Inc., a Texas corporation, for economic development purposes as presented. Motion seconded by Bruce Enriquez.

Ayes: Lynn Clark, Bruce Enriquez, Nate Prevost, and Tracee Elrod

Nays: None

MOTION PASSED UNANIMOUSLY

D. (3) – Consider and act on a resolution of the Board of Directors of the Hickory Creek Economic Development Corporation authorizing the President to execute a deed of trust, loan agreement, and any other necessary documents to facilitate a loan by Pointbank to Hard Sun V, Inc., a Texas corporation.

Motion: made by Bruce Enriquez to approve a resolution of the Board of Directors of the Hickory Creek Economic Development Corporation authorizing the President to execute a deed of trust, loan agreement, and any other necessary documents to facilitate a loan by Pointbank to Hard Sun V., Inc., a Texas corporation. Motion seconded by Nate Prevost

Ayes: Lynn Clark, Bruce Enriquez, Nate Prevost, and Tracee Elrod

Nays: None

MOTION PASSED UNANIMOUSLY

D. (4) – Presentation and discussion of progress by Aaron Farmer of The Retail Coach LLC.

Aaron Farmer from The Retail Coach LLC presented the EDC board with an update of the past year of services and to show what The Retail Coach LLC could offer the next

year. The previous year's analysis determined how much money was leaving Hickory Creek to be spent elsewhere. They identified retailers, developers, and restaurants to be a fit for Hickory Creek. Over the last nine months they began recruiting and outreach at conferences. The trade area population of \$81,000 and average household income of \$105,000, and our median household income of \$85,000 are all very attractive to potential retailers. The average age of the Hickory Creek residents is 36.6 is positive due to younger people are generally known to spend more money at restaurants and retailers. The Retail Coach LLC has developed site profiles for different sites in the community for potential retailer recruitment.

D. (5) – Consider and act on a retail economic development contract between the Hickory Creek EDC and The Retail Coach, LLC.

Motion: made by Sugene May to approve a contract between the Hickory Creek EDC and The Retail Coach, LLC with a total of \$12,500, in two installments plus an additional \$1,000 for travel reimbursements. Motion seconded by Bruce Enriquez.

Ayes: Lynn Clark, Bruce Enriquez, Sugene May, Nate Prevost, and Tracee Elrod

Nays: None

MOTION PASSED UNANIMOUSLY

E. Executive Session: The Hickory Creek Economic Development Corporation convened into executive session pursuant to Chapter 551 of the Texas Government Code.

No executive session.

F. Reconvene into Open Session.

No executive session.

Item G- Adjournment

Motion: made by Tracee Elrod to adjourn the meeting. Motion seconded by Sugene May.

Ayes: Lynn Clark, Bruce Enriquez, Sugene May, Nate Prevost, and Tracee Elrod

Nays: None

MOTION PASSED UNANIMOUSLY

The meeting adjourned at 6:26 PM.

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APPROVED:

Lynn Clark, President
Hickory Creek Economic Development Corporation

ATTEST:

Bruce Enriquez, Vice President
Hickory Creek Economic Development Corporation